

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 15, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33604

# Two Rivers North Community Development District

Agenda Page 2

## Board of Supervisors

Carlos de la Ossa, Chair  
Nicholas Dister, Vice-Chairman  
Thomas Spence, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Ryan Zook, Assistant Secretary

## District Staff

Brian Lamb, District Manager  
Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Arturo Gandarilla, Field Manager  
Jessy Perez, Onsite Manager

## Regular Meetings Agenda

Tuesday, July 15, 2025, at 11:00 a.m.

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

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

Meeting ID: 297 982 188 241

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

Passcode: Yz3RiT

Phone Conference ID: 769 240 715#

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

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. PUBLIC HEARING - Facility Fees

- A. Discussion of Non-Resident Member User Fees for Amenities
- B. Consideration of Resolution 2025-07; Adopting Non-Resident Member User Fees for Amenities

### 4. BUSINESS ITEMS

- A. Consideration of Resolution 2025-06; Adopting a No Fishing Policy
- B. Acceptance of Fiscal Year 2024 Final Audit Report

### 5. CONSENT AGENDA

- A. Approval of Minutes of the June 17, 2025 Meeting
- B. Consideration of Operation and Maintenance Expenditures June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025
- D. Ratification of Childers Estimate 1678 from Horticulture Haulers Inc
- E. Ratification of Northwater Palm Trimming Estimate\_1677\_from\_Horticulture\_Haulers\_Inc
- F. Ratification of Northwater AC Board Estimate 59617769 from 3H Contracting, Inc.
- G. Ratification of Proposal 15360 Low-Voltage Cabling 100 Key Cards from A-TECH Consulting, Inc.
- H. Ratification of Surge Protector Proposals
- I. Ratification of Northwater Mesh Repair
- J. Ratification of Horticultural Haulers Tree Removal
- K. Ratification of Big Sun Fencing Childers Gates and Northwater Gate
- L. Ratification of MR Property Solutions REVISED Proposal

### 6. BUILDER REQUESTS AND COMMENTS

### 7. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Community Inspection Reports

### 8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 9. ADJOURNMENT

**The next Meeting is scheduled for Tuesday, August 19, 2025 at 11:00 a.m.**

## **Third Order of Business**

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING A POLICY AND FEE SCHEDULE  
FOR NON-RESIDENT USE OF DISTRICT RECREATIONAL  
FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Two Rivers North Community Development District (the “**District**”) is a local unit of special- purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida; and

**WHEREAS**, the District owns, maintains, and operates certain recreational facilities; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy and adopt a fee schedule for non-resident use of its recreational facilities; and

**WHEREAS**, the Board held a public hearing on July 15, 2025, to receive public comment on the proposed Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities; and

**WHEREAS**, after hearing and considering public comment, the Board has concluded that the following Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities shall be adopted.

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

Section 1.      The Board hereby adopts the Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities attached hereto as **Exhibit “A.”**

Section 2.      This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF JULY, 2025.**

**Attest:**

**Two Rivers North  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Name: Carlos de la Ossa  
Chair of the Board of Supervisors



## Exhibit “A”

### Two Rivers North Community Development District

#### Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities Policy

The Two Rivers North Community Development District (the “**District**”) owns, maintains, and operates the recreational facilities within the District. The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District’s infrastructure and services, including, but not limited to, the recreational facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the District’s recreational facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the operation and maintenance expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District’s recreation facilities in the same manner as residents and subject to the same rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District’s rules and policies may result in the revocation of access privileges without a refund.

The District’s Board of Supervisors has elected to cap the number of non-resident memberships to twelve at a time to account for size and capacity limitations of the District’s recreational facilities. Residents and Non-Resident Members may bring three guests for a maximum of seven days per calendar year to the recreational facilities. Non-residents interested in using the District’s recreational facilities should contact the District Manager via email at [Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com) or via telephone at (813) 873-7300.

#### **Non-Resident Membership Fee Schedule**

<b>Six-Month Membership</b>	<b>\$700</b>
<b>Annual Membership</b>	<b>\$1,400</b>

# **Fourth Order of Business**

## RESOLUTION NO. 2025-06

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Two Rivers North Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida;

**WHEREAS**, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

**WHEREAS**, the District-Owned Property was not designed for fishing or other recreational activities; and

**WHEREAS**, in an effort to reduce damage to the District-Owned Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**PASSED AND ADOPTED THIS 15TH DAY OF JULY, 2025.**

**Attest:**

**Two Rivers North  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

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## Two Rivers North Community Development District

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### Introduction

The Two Rivers North Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

**Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.**

### No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Two Rivers North Community Development District  
Pasco County, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Two Rivers North Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with Government Auditing Standards, we have also issued our report dated June 17, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 17, 2025

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Two Rivers North Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,775,512.
- The change in the District's total net position in comparison with the prior fiscal year was \$4,533,396, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$319,105, a decrease of (\$3,357,169) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, and the remaining amount is unassigned deficit fund balance in the general fund and the capital projects fund.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Assets, excluding capital assets	\$ 1,862,102	\$ 3,698,432	
Capital assets, net of depreciation	21,775,363	14,171,723	
Total assets	23,637,465	17,870,155	
Current liabilities	1,926,953	408,039	
Long-term liabilities	17,935,000	18,220,000	
Total liabilities	19,861,953	18,628,039	
Net Position			
Net investment in capital assets	3,072,822	(992,148)	
Restricted	750,849	234,264	
Unrestricted	(48,159)	-	
Total net position	\$ 3,775,512	\$ (757,884)	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
	2024	2023	
Revenues:			
Program revenues			
Charges for services	\$ 399,447	\$ 1,160,221	
Operating grants and contributions	1,746,818	120,481	
Capital grants and contributions	3,779,970	138,917	
General revenues	808	-	
Total revenues	5,927,043	1,419,619	
Expenses:			
General government	133,241	83,231	
Maintenance and operations	331,223	12,667	
Interest	929,183	934,638	
Total expenses	1,393,647	1,030,536	
Change in net position	4,533,396	389,083	
Net position - beginning	(757,884)	(1,146,967)	
Net position - ending	\$ 3,775,512	\$ (757,884)	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$1,393,647. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of assessments. The District also received funds from developer contributions and interest income which are included in program revenues. In total, expenses increased from the prior year primarily as the result of increase in professional services, and maintenance and operations.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024, was amended to increase revenues by \$223,560 and increase appropriations by \$594,539.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2024, the District had \$21,775,363 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$17,935,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

### CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Two Rivers North Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 41,205
Due from Developer	358,231
Prepaid items	2,694
Deposits	322,120
Restricted assets:	
Investments	1,137,852
Capital assets:	
Nondepreciable	21,775,363
Total assets	<u>23,637,465</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	92,387
Contracts and retainage payable	1,131,884
Developer advance	318,726
Accrued interest payable	383,956
Non-current liabilities:	
Due within one year	300,000
Due in more than one year	17,635,000
Total liabilities	<u>19,861,953</u>
<b>NET POSITION</b>	
Net investment in capital assets	3,072,822
Restricted for debt service	750,849
Unrestricted	(48,159)
Total net position	<u>\$ 3,775,512</u>

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 133,241	\$ 133,241	\$ 16,050	\$ -	\$ 16,050
Maintenance and operations	331,223	266,206	-	3,779,970	3,714,953
Interest on long-term debt	929,183	-	1,730,768	-	801,585
Total governmental activities	1,393,647	399,447	1,746,818	3,779,970	4,532,588
General revenues:					
Unrestricted investment earnings					33
Miscellaneous revenue					775
Total general revenues					808
Change in net position					4,533,396
Net position - beginning					(757,884)
Net position - ending					\$ 3,775,512

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 41,205	\$ -	\$ -	\$ 41,205
Investments	-	1,131,778	6,074	1,137,852
Due from Developer	-	-	358,231	358,231
Due from other funds	-	3,027	38	3,065
Prepaid items	2,694	-	-	2,694
Deposits	322,120	-	-	322,120
Total assets	<u>\$ 366,019</u>	<u>\$ 1,134,805</u>	<u>\$ 364,343</u>	<u>\$ 1,865,167</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 92,387	\$ -	\$ -	\$ 92,387
Contracts and retainage payable	-	-	1,131,884	1,131,884
Developer advance	318,726	-	-	318,726
Due to other funds	3,065	-	-	3,065
Total liabilities	<u>414,178</u>	<u>-</u>	<u>1,131,884</u>	<u>1,546,062</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	6,088	-	-	6,088
Restricted for:				
Debt service	-	1,134,805	-	1,134,805
Unassigned	(54,247)	-	(767,541)	(821,788)
Total fund balances	<u>(48,159)</u>	<u>1,134,805</u>	<u>(767,541)</u>	<u>319,105</u>
Total liabilities and fund balances	<u>\$ 366,019</u>	<u>\$ 1,134,805</u>	<u>\$ 364,343</u>	<u>\$ 1,865,167</u>

See notes to the financial statements



**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 319,105

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	21,775,363	
Accumulated depreciation	-	21,775,363

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(383,956)	
Bonds payable	(17,935,000)	(18,318,956)

Net position of governmental activities		\$ 3,775,512
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See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 399,447	\$ 1,673,045	\$ -	\$ 2,072,492
Developer contributions	19,617	-	3,725,824	3,745,441
Interest income	33	57,723	54,146	111,902
Miscellaneous revenue	775	-	-	775
Total revenues	419,872	1,730,768	3,779,970	5,930,610
<b>EXPENDITURES</b>				
Current:				
General government	133,241	-	-	133,241
Maintenance and operations	331,223	-	-	331,223
Debt Service:				
Principal	-	285,000	-	285,000
Interest	-	934,675	-	934,675
Capital outlay	-	-	7,603,640	7,603,640
Total expenditures	464,464	1,219,675	7,603,640	9,287,779
Excess (deficiency) of revenues over (under) expenditures	(44,592)	511,093	(3,823,670)	(3,357,169)
Fund balances - beginning	(3,567)	623,712	3,056,129	3,676,274
Fund balances - ending	\$ (48,159)	\$ 1,134,805	\$ (767,541)	\$ 319,105

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds \$ (3,357,169)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	7,603,640
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	285,000
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Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund	(3,567)
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Change in accrued interest	<u>5,492</u>
Change in net position of governmental activities	<u><u>\$ 4,533,396</u></u>

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Two Rivers North Community Development District ("District") was established on December 9, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 21-40. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, three of the Board members are affiliated with Eisenhower Property Group, the Developer, one is affiliated with Lennar Homes, LLC, and one is affiliated with DR Horton.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

**Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

**Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)****Assets, Liabilities and Net Position or Equity (Continued)****Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

**Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

**Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

**Committed fund balance** – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**Assigned fund balance** – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
First American Government			
Obligations Fund - Y Class	\$ 1,137,852	S&P AAAM	31 days
Total Investments	<u>\$ 1,137,852</u>		



**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)****Investments (Continued)**

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 14,171,723	\$ 7,603,640	\$ -	\$ 21,775,363
Total capital assets, not being depreciated	14,171,723	7,603,640	-	21,775,363
 Governmental activities capital assets, net	 \$ 14,171,723	 \$ 7,603,640	 \$ -	 \$ 21,775,363

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$30.8 million. The District issued Series 2022 Bonds in order to finance a portion of the project, with the remainder to be completed by the Developer. Upon completion, certain infrastructure improvements are to be conveyed to other entities for ownership and maintenance responsibilities.

Developer contributions to the capital projects fund for the current fiscal year were \$3,725,824, which includes a receivable of \$358,231.

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2022

On May 18, 2022, the District issued \$18,495,000 of Special Assessment Bonds, Series 2022 consisting of multiple Term Bonds with due dates ranging from May 1, 2027, to May 1, 2052, and fixed interest rates ranging from 4.625% to 5.25%. The Bonds were issued to refund the outstanding Special Assessment Bond Anticipation Note, Series 2022, and to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023, through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable					
Series 2022	\$ 18,220,000	\$ -	\$ 285,000	\$ 17,935,000	\$ 300,000
Total	\$ 18,220,000	\$ -	\$ 285,000	\$ 17,935,000	\$ 300,000

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 300,000	\$ 921,494	\$ 1,221,494
2026	315,000	907,619	1,222,619
2027	330,000	893,050	1,223,050
2028	345,000	877,788	1,222,788
2029	365,000	860,969	1,225,969
2030-2034	2,105,000	4,019,775	6,124,775
2035-2039	2,715,000	3,427,275	6,142,275
2040-2044	3,520,000	2,652,731	6,172,731
2045-2049	4,565,000	1,629,863	6,194,863
2050-2052	3,375,000	360,675	3,735,675
Total	\$ 17,935,000	\$ 16,551,239	\$ 34,486,239

## NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$19,617. See Note 5 for additional Developer transactions.

**NOTE 8 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

**NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 11 – DEVELOPER ADVANCE**

In November 2023, the District entered into an agreement with two developers, Lennar Homes, LLC and D.R. Horton, Inc., to fund a refundable deposit required by the Withlacoochee River Electric Cooperative, Inc. (WREC) for the installation of street lighting infrastructure. The total deposit of \$318,726 was advanced by the developers, with Lennar contributing \$153,674 and Horton contributing \$165,052. These advances are refundable upon reimbursement by WREC and are recorded as a liability on the District's financial statements under "Developer Advances." Repayment to the developers will occur upon receipt of funds from WREC.

**NOTE 12 – DEFICIT FUND EQUITY**

The general fund had a deficit fund balance of (\$48,159) at September 30, 2024. The deficit will be covered by assessments collected in the subsequent period.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with
	Original & Final		Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ -	\$ 201,125	\$ 399,447	\$ 198,322
Interest	-	-	33	33
Developer contributions	201,125	223,560	19,617	(203,943)
Miscellaneous revenue	-	-	775	775
Total revenues	201,125	424,685	419,872	(4,813)
EXPENDITURES				
Current:				
General government	107,725	423,640	133,241	290,399
Maintenance and operations	93,400	364,024	331,223	32,801
Parks and recreation	-	8,000	-	8,000
Total expenditures	201,125	795,664	464,464	331,200
Excess (deficiency) of revenues over (under) expenditures	-	(370,979)	(44,592)	326,387
Other Financing Sources (Uses)				
Use of fund balance	-	370,979	-	370,979
Total other financing sources (uses)	-	370,979	-	370,979
Net change in fund balance	\$ -	\$ -	(44,592)	\$ (44,592)
Fund balance - beginning			(3,567)	
Fund balance - ending			\$ (48,159)	

See notes to required supplementary information

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024, was amended to increase revenues by \$223,560 and increase appropriations by \$594,539.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
PASCO COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$0
Independent contractor compensation	\$295,844
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: \$198.15- \$538.82 Debt service: \$1,276.60 - \$1,595.74
Special assessments collected	\$2,072,492
Outstanding Bonds:	
Series 2022	\$17,935,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Two Rivers North Community Development District  
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Two Rivers North Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 17, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 17, 2025





**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Two Rivers North Community Development District  
Pasco County, Florida

We have examined Two Rivers North Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Two Rivers North Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 17, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Two Rivers North Community Development District  
Pasco County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Two Rivers North Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 17, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Two Rivers North Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Two Rivers North Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 17, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

# **Fifth Order of Business**

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

Agenda Page 41

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, June 17, 2025, and called to order at 11:07 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
Debbie Wallace	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer ( <i>via phone</i> )
Jesenia Perez	On-site Manager ( <i>via phone</i> )

*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 audience comments regarding towing, playground enhancement, zip code change, speeding, and additional dog waste stations.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resolution 2025-05; Authorizing Spending Authority for District Manager and Chair of the Board**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-05; Authorizing Spending Authority for District Manager and Chair of the Board, was adopted. 5-0

**B. Consideration of Recreation Amenity Use Agreement with Two Rivers West**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Recreation Amenity Use Agreement with Two Rivers West, was approved. 5-0

**C. Consideration of Recreation Amenity Use Agreement with Two Rivers East**

**D. Consideration of Pool Monitor Proposals from Signal**

**i. Northwater**

**ii. Childers**

**E. Consideration of Childers at Two Rivers North Pool Monitor Services Agreement with Signal**

**F. Consideration of Northwater at Two Rivers North Pool Monitor Services Agreement with Signal**

Items removed, previously addressed.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the May 20, 2025 Meeting**

**B. Consideration of Operation and Maintenance Expenditures May 2025**

**C. Acceptance of the Financials and Approval of the Check Register for May 2025**

**D. Ratification of A1 Tree Replacement Job #120757**

**E. Ratification of A2 Amenity Center Mulch Job #120664**

**F. Ratification of MR Property Solutions Sidewalk Repairs**

**G. Ratification of FCG Marketing Estimate 1683 Pool Temp Close Sign**

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

**FIFTH ORDER OF BUSINESS**

**Builders' Requests and Comments**

There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Hopkinson reviewed petition for "Two Rivers" as city and unified zip code.

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**i. Community Inspection Reports**

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

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:20 am. 5-0

\_\_\_\_\_  
Jayna Cooper  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**TWO RIVERS NORTH CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
ALCHEMY POOL SERVICE LLC	5/29/2025	000753	\$3,000.00	\$3,000.00	Pool Service June 2025
CHARTER COMMUNICATIONS ACH	5/24/2025	1665027052425	\$99.99	\$99.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS ACH	6/7/2025	1669019060725	\$74.99	\$74.99	Spectrum 6-7-25 - 7-5625
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2025	143639	\$6,212.69	\$6,212.69	Landscape Contract June 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2025	143638	\$7,093.84	\$7,093.84	Landscape Contract June 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2025	143637	\$6,884.80	\$6,884.80	Landscape Contract June 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2025	143640	\$17,810.89	\$17,810.89	Landscape Contract June 2025
INFRAMARK LLC	6/1/2025	150842	\$750.00		Accounting Services June 2025
INFRAMARK LLC	6/1/2025	150842	\$375.00		Administrative Services June 2025
INFRAMARK LLC	6/1/2025	150842	\$50.00		Rental & Leases June 2025
INFRAMARK LLC	6/1/2025	150842	\$50.00		Technology/Data Storage
INFRAMARK LLC	6/1/2025	150842	\$100.00		Website Maintenance June 2025
INFRAMARK LLC	6/1/2025	150842	\$2,083.33		District Management June 2025
INFRAMARK LLC	6/1/2025	150842	\$416.67		Dissemination Services June 2025
INFRAMARK LLC	6/1/2025	150842	\$200.00		Recording Secretary June 2025
INFRAMARK LLC	6/1/2025	150842	\$416.67		Financial & Revenue Collections June 2025
INFRAMARK LLC	6/1/2025	150842	\$1,500.00		Field Services June 2025
INFRAMARK LLC	6/1/2025	150842	\$500.00		Construction Accounting June 2025
INFRAMARK LLC	6/1/2025	150842	\$7,083.33	\$13,525.00	Onsite Staff June 2026
JAYMAN ENTERPRISES	6/1/2025	4022	\$1,725.00	\$1,725.00	Janitorial Contract June 2025 - NW
JAYMAN ENTERPRISES	6/1/2025	4021	\$1,625.00	\$1,625.00	Janitorial Contract June 2025 - Childers
SITEX AQUATICS	6/1/2025	10108-B	\$3,010.00	\$3,010.00	Aquatics Contract June 2025
<b>Monthly Contract Subtotal</b>			<b>\$61,062.20</b>	<b>\$61,062.20</b>	
<b>Variable Contract</b>					
STANTEC	5/16/2025	2400883	\$335.00	\$335.00	District Engineer April 2025
TIMES PUBLISHING COM	5/28/2025	36186-050725 4	\$780.00	\$780.00	#4 BOUNDARIES HEARING AD
TIMES PUBLISHING COM	5/7/2025	36186-050725 1	\$782.00	\$782.00	#1 BOUNDARIES HEARING AD
<b>Variable Contract Subtotal</b>			<b>\$1,897.00</b>	<b>\$1,897.00</b>	



**TWO RIVERS NORTH CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Utilities</b>					
NEXTERA ENERGY	5/28/2025	29671074	\$8.04	\$8.04	2/15/25 - 3/18/25 NW Gas
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566383	\$22.68	\$22.68	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566382	\$136.08	\$136.08	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566381	\$9.72	\$9.72	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566380	\$274.59	\$274.59	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566388	\$21.06	\$21.06	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22567412	\$331.29	\$331.29	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566638	\$862.53	\$862.53	Water 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566390	\$6.48	\$6.48	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566391	\$29.16	\$29.16	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22568414	\$78.57	\$78.57	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566637	\$443.45	\$443.45	Water 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566394	\$34.02	\$34.02	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566393	\$28.35	\$28.35	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566932	\$0.81	\$0.81	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566389	\$233.28	\$233.28	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566387	\$12.96	\$12.96	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566386	\$4.05	\$4.05	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566385	\$4.86	\$4.86	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES SERVICE ACH	6/19/2025	22566384	\$1.62	\$1.62	Reclaim 5-6-25 - 6-5-25
TECO TAMPA ELECTRIC ACH	5/21/2025	052125 9981	\$43.07	\$43.07	4/16/25 - 5/21/25 TECO
TECO TAMPA ELECTRIC ACH	5/21/2025	052125 6184	\$162.60	\$162.60	4/16/25 - 5/21/25 TECO
TECO TAMPA ELECTRIC ACH	6/20/2025	062025 6184	\$159.65	\$159.65	TECO 5-22-25 - 6-20-25
TECO TAMPA ELECTRIC ACH	6/23/2025	062325 9981	\$43.90	\$43.90	TECO 5-22-25 - 6-20-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 7327	\$46.08	\$46.08	WREC 5-7-25 - 6-6-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 7332	\$47.16	\$47.16	WREC 5-6-25 - 6-5-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 7333	\$40.70	\$40.70	WREC 5-6-25 - 6-5-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 7341	\$40.81	\$40.81	WREC 5-7-25 - 6-6-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 8834	\$4,450.69	\$4,450.69	WREC June 2025
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 8838	\$4,044.21	\$4,044.21	WREC June 2025

**TWO RIVERS NORTH CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 6250	\$637.60	\$637.60	WREC 5-7-25 - 6-6-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 2688	\$40.59	\$40.59	WREC 5-7-25 - 6-6-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 2690	\$40.92	\$40.92	WREC 5-7-25 - 6-6-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 2691	\$586.93	\$586.93	WREC 5-7-25 - 6-6-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 8828	\$40.27	\$40.27	WREC 5-7-25 - 6-6-25
WITHLACOOCHEE RIVER ELECTRIC ACH	6/11/2025	061125 8832	\$40.81	\$40.81	WREC 5-7-25 - 6-6-25
<b>Utilities Subtotal</b>			<b>\$13,009.59</b>	<b>\$13,009.59</b>	
<b>Regular Services</b>					
CARLOS DE LA OSSA	6/17/2025	CO-061725	\$200.00	\$200.00	BOARD 6/17/25
GRAU AND ASSOCIATES	6/2/2025	27785	\$4,000.00	\$4,000.00	AUDIT FYE 09/30/2024
KELLY ANN EVANS	6/17/2025	KE-061725	\$200.00	\$200.00	BOARD 6/17/25
NICHOLAS J. DISTER	6/17/2025	ND-061725	\$200.00	\$200.00	BOARD 6/17/25
THOMAS R. SPENCE	6/17/2025	TS-061725	\$200.00	\$200.00	BOARD 6/17/25
TIMES PUBLISHING COM	5/21/2025	36186-050725 3	\$780.00	\$780.00	#3 BOUNDARIES HEARING AD
<b>Regular Services Subtotal</b>			<b>\$5,580.00</b>	<b>\$5,580.00</b>	
<b>Additional Services</b>					
BIG SUN FENCING & BIG SUN PRODUCTS	4/12/2025	SB-1490	\$848.75	\$848.75	Amenity Fence Repair - NW
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/27/2025	143280	\$5,586.00	\$5,586.00	Plant Replacement
FIELDS CONSULTING GROUP, LLC	6/23/2025	3592	\$100.00	\$100.00	Pool Closure Sign
INFRAMARK LLC	6/17/2025	151879	\$163.18		Meeting Expense April 2025
INFRAMARK LLC	6/17/2025	151879	\$18.63	\$181.81	Postage
KINGS POWER WASHING SERVICE	5/5/2025	1120	\$200.00	\$200.00	Pressure Washing - Northwater
<b>Additional Services Subtotal</b>			<b>\$6,916.56</b>	<b>\$6,916.56</b>	
<b>TOTAL</b>			<b>\$88,465.35</b>	<b>\$88,465.35</b>	



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

**Issue date**  
May 29, 2025

# Invoice #000753

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

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (06/01/2025 - 06/28/2025) - \$1500</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i>  <i>Pool service for - (06/01/2025 - 06/28/2025) - \$1500</i> <i>Two Rivers North A2 Northwater</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>	1	\$3,000.00	\$3,000.00

Subtotal	\$3,000.00
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**Total Due** **\$3,000.00**



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

May 24, 2025

Invoice Number: 1665027052425  
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](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary**

Service from 05/24/25 through 06/23/25  
details on following pages

Previous Balance	74.99
Payments Received -Thank You!	-74.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 06/11/25	
<b>Total Due by Auto Pay</b>	<b>\$99.99</b>

**NEWS AND INFORMATION**

Call 1-866-738-0242 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 1-866-953-8634 today.

Stream the entertainment your customers love with TV Stream! Call 1-844-939-0524 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 05252025 NNNNNNNN 01 000837 0003

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



May 24, 2025

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027052425  
Account Number: 8337 13 062 1665027  
Service At: 1990 LANIER RD  
ZEPHYRHILLS FL 33541-8434

**Total Due by Auto Pay \$99.99**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833713062166502700099994



Invoice Number: TWO RIVERS NORTH CDDA1  
 Account Number: 1665027052425  
 Security Code: 8337 13 062 1665027  
 5981

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 24 05252025 NNNNNNNN 01 000837 0003

**Charge Details**

Previous Balance		74.99
EFT Payment	05/11	-74.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/24/25 will appear on your next bill.

Service from 05/24/25 through 06/23/25

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-40.01

Your promotional price will expire on 05/23/26

Business WiFi	10.00
	<b>\$99.99</b>

**Spectrum Business™ Internet Total** **\$99.99**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$99.99**

**Total Due by Auto Pay** **\$99.99**

**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](https://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](https://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](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support)



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



June 7, 2025

Invoice Number: 1669019060725

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](http://SpectrumBusiness.net)

Or, call us at 855-252-0675

**Summary**

Service from 06/07/25 through 07/06/25  
details on following pages

Previous Balance	74.99
Payments Received -Thank You!	-74.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 06/24/25	
<b>Total Due by Auto Pay</b>	<b>\$74.99</b>

**NEWS AND INFORMATION**

Call 1-833-587-0726 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.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-866-337-2046 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 today.



**Thank you for choosing Spectrum Business.**

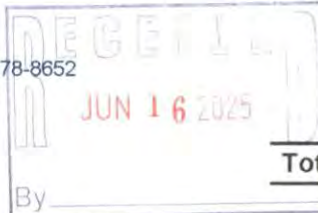
We appreciate your prompt payment and value you as a customer.

**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 06082025 NNNNNNNN 01 001013 0004

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



June 7, 2025

TWO RIVERS NORTH A2

Invoice Number: 1669019060725

Account Number: 8337 13 001 1669019

Service At: 2689 WIDEWATER WAY  
CONSTRUCTION TRAILER  
ZEPHYRHILLS FL 33541-2215

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



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833713001166901900074997



Invoice Number: TWO RIVERS NORTH A2  
 Account Number: 1669019060725  
 Security Code: 8337 13 001 1669019  
 4366

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 NO RP 07 06082025 NNNNNNNN 01 001013 0004

**Charge Details**

Previous Balance		74.99
EFT Payment	05/24	-74.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/07/25 will appear on your next bill.

Service from 06/07/25 through 07/06/25

**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
	<b>\$74.99</b>

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

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$74.99**

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

**Billing Information**

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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: #143639  
June 2025

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

**Property / Project Address**  
Two Rivers North CDD A1  
Durand Ct.  
Zephyrhills, FL 33541

<b>Project/Job</b>	<b>Invoice Date</b>	<b>Date Due</b>	<b>Terms</b>	<b>Customer PO #</b>
Two Rivers North CDD A1 Contract (2025)	6/1/2025	7/1/2025	Net 30	
Estimate # 103499				

Invoice Details				
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**  
[Francine.Martinez@Down2Earthinc.com](mailto:Francine.Martinez@Down2Earthinc.com)  
(352) 523-4954

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/terms-and-conditions/)

Subtotal	\$6,212.69
Sales Tax	\$0.00
<b>Total</b>	<b>\$6,212.69</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$6,212.69</b>



# WE ARE HERE FOR YOU!

Let us help you  
**Weather the Storm.**



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

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Our record over the years and our ICARE values have proven that 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 can bring resources to address the situation.

**Please Approve Clean-Up Services by signing this form and emailing it to [Storm\\_Prep@down2earthinc.com](mailto:Storm_Prep@down2earthinc.com) or give it directly to your Account Manager.**

**Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.**

**To ensure we can provide you with a swift response following severe weather, we recommend the following:**

- 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

\*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

<hr/> <div>Authorized Signature</div>	<hr/> <div>Print Name/ Title</div>
<hr/> <div>Property Name</div>	<hr/> <div>Property Address</div>
<hr/> <div>Emergency Contact Name</div>	<hr/> <div>Emergency Contact Phone</div>

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



Invoice: #143638  
June 2025

**Customer**

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

**Property / Project Address**

Two Rivers North CDD - Childers  
  
, FL

<b><u>Project/Job</u></b>	<b><u>Invoice Date</u></b>	<b><u>Date Due</u></b>	<b><u>Terms</u></b>	<b><u>Customer PO #</u></b>
Two Rivers North CDD - Childers Contract (2025)	6/1/2025	7/1/2025	Net 30	
Estimate # 103505				

<b><u>Invoice Details</u></b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
#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**  
[Francine.Martinez@Down2Earthinc.com](mailto:Francine.Martinez@Down2Earthinc.com)  
(352) 523-4954

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/terms-and-conditions/)

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



# WE ARE HERE FOR YOU!

Let us help you  
**Weather the Storm.**



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

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Our record over the years and our ICARE values have proven that 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 can bring resources to address the situation.

**Please Approve Clean-Up Services by signing this form and emailing it to [Storm\\_Prep@down2earthinc.com](mailto:Storm_Prep@down2earthinc.com) or give it directly to your Account Manager.**

**Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.**

**To ensure we can provide you with a swift response following severe weather, we recommend the following:**

- 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

\*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

_____ Authorized Signature	_____ Print Name/ Title
_____ Property Name	_____ Property Address
_____ Emergency Contact Name	_____ Emergency Contact Phone

**Down to Earth**

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



Invoice: #143637

June 2025

**Customer**

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

**Property / Project Address**

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

**Project/Job**

Two Rivers North CDD -  
Northwater Contract (2025)

**Invoice Date**

6/1/2025

**Date Due**

7/1/2025

**Terms**

Net 30

**Customer PO #**

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**

[Francine.Martinez@Down2Earthinc.com](mailto:Francine.Martinez@Down2Earthinc.com)  
(352) 523-4954

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

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

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



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**Weather the Storm.**



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

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- 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 can bring resources to address the situation.

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- 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)
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Lodge Pole & Staking Rope	\$35 / unit
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Authorized Signature

Property Name

Emergency Contact Name

Print Name/ Title

Property Address

Emergency Contact Phone

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



**Invoice: #143640**  
June 2025

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

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

<b>Project/Job</b>	<b>Invoice Date</b>	<b>Date Due</b>	<b>Terms</b>	<b>Customer PO #</b>
Two Rivers North CDD A2 Contract (2025)	6/1/2025	7/1/2025	Net 30	
Estimate # 103500				

<b>Invoice Details</b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
#103500 - Two Rivers North CDD A2 Contract (2025)				\$17,810.89
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
LCR003: General Maintenance				\$4,569.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$192.84

**Billing Questions**  
[Francine.Martinez@Down2Earthinc.com](mailto:Francine.Martinez@Down2Earthinc.com)  
(352) 523-4954

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

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



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**Weather the Storm.**



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Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
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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

\*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

<div>Authorized Signature</div> <div>Property Name</div> <div>Emergency Contact Name</div>	<div>Print Name/ Title</div> <div>Property Address</div> <div>Emergency Contact Phone</div>
--	---



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

150842

**DATE**

6/1/2025

**CUSTOMER ID**

C2410

**NET TERMS**

Net 30

**PO#**
**DUE DATE**

7/1/2025

**BILL TO**

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Field Management	1	Ea	1,500.00		1,500.00
Construction Accounting	1	Ea	500.00		500.00
Onsite Services-Jesenia Perez	1	Ea	7,083.33		7,083.33
<b>Subtotal</b>					<b>13,525.00</b>

**Subtotal**

\$13,525.00

**Tax**

\$0.00

**Total Due**

\$13,525.00

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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



Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

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

Date	Invoice #
6/1/2025	4022

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
	May 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 #
6/1/2025	4021

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
	May 2025 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	200.00	200.00
	Bottles found in trash 5/16/25	50.00	50.00
All work is complete!		Total	\$1,625.00

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219 USA  
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
10108-B	06/01/2025	\$3,010.00	07/01/2025	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

Invoice Number	2400883
Invoice Date	May 16, 2025
Purchase Order	14283.50
Customer Number	175059
Project Number	238202126

**Bill To**

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

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
Bank of America  
ABA No. : 111000012  
Account No: 3752096026  
Email Remittance: eft@stantec.com

**Alternative Remit To**

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

<b>Project</b>	<b>Two Rivers North CDD.</b>			
	Project Manager	Stewart, Tonja L	Contract Upset	14,283.50
	Current Invoice Total (USD)	335.00	Contract Billed to Date	1,502.00
			For Period Ending	<b>May 9, 2025</b>

**Top Task      2025      2025 FY General Consulting**

**Professional Services**

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	0.50	190.00	95.00
Level 14	Stewart, Tonja L	1.00	240.00	240.00
	<b>Subtotal Professional Services</b>	<u>1.50</u>		<u>335.00</u>

Top Task Subtotal	2025 FY General Consulting	335.00
	<b>Total Fees &amp; Disbursements</b>	<u>335.00</u>
	<b>INVOICE TOTAL (USD)</b>	<b>335.00</b>

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

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**

## Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-05-01	238202126	2025	Direct - Regular	STEWART, TONJA L	1.00	240.00	240.00	PREPARE INFORMATION REGARDING LONG TERM PAVEMENT MAINTENANCE.	
2025-04-15	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE.	
Total Project 238202126					1.50		\$335.00		



Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355  
Fed Tax ID 59-0482470

**DVERTISING INVOICE** Agenda Page 66

vertising Run Dates		Advertiser Name	
5/7/25-5/28/25		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
5/28/2025	Deirdre Bonett	TB320365	
Total Amount Due		Invoice Number	
\$780.00		36186-050725	

Invoice 4 of 4

**PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/28/25	5/28/25	36186	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$0.00
5/7/25	5/28/25	36186	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$780.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates	Advertiser Name	
5/7/25-5/28/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
5/28/2025	Deirdre Bonett	TB320365
Total Amount Due		Invoice Number
\$780.00		36186-050725

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**

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

**Tampa Bay Times**

Published Daily

STATE OF FLORIDA} ss  
 COUNTY OF HERNANDO, CITRUS, PASCO,  
 PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Boundaries Hearing was published in said newspaper by print in the issues of 05/07/25, 05/14/25, 05/21/25, 05/28/25 or by publication on the newspaper's website, if authorized.

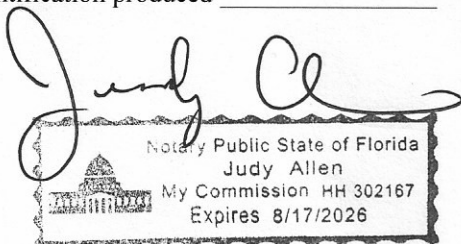
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper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

Signature of Affiant DBSworn to and subscribed before me this **05/28/2025**

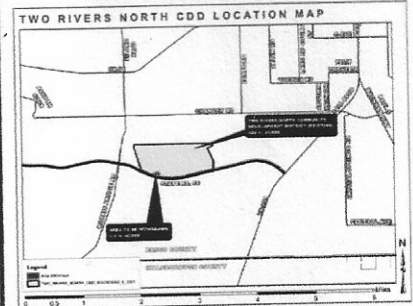
Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_



**NOTICE OF PUBLIC HEARING  
 FOR THE CONSIDERATION  
 OF THE PETITION AND  
 ORDINANCE TO CONTRACT  
 THE BOUNDARIES OF THE TWO  
 RIVERS NORTH COMMUNITY  
 DEVELOPMENT DISTRICT  
 PURSUANT TO CHAPTER 190,  
 FLORIDA STATUTES**



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to amend the boundaries of the Two Rivers North Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Two Rivers West Community Development District are outlined above. The petitioner has proposed to amend the boundaries of the Two Rivers West Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning and Development Department, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, or anytime on our website: [www.pascocountyfl.net](http://www.pascocountyfl.net). To make an appointment or for further information, call 727-847-8140 ext.1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal against any decision made by the Pasco County Board of County Commissioners concerning any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414, or (352) 521-4345.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Don't hesitate to get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Don't hesitate to get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CONSULT PASCO COUNTY'S WEBSITE AT [WWW.PASCOCOUNTYFL.NET](http://WWW.PASCOCOUNTYFL.NET) FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.





**A man rides a bike past Tropicana Field in St. Petersburg.** (DIRK SHADD | Times)

## SPOTLIGHT continued from 1B

member at Urban Land Institute Tampa Bay; and Dr. Elizabeth Strom, associate professor at the University of South Florida. The conversation will be moderated by Colleen Wright, who covers the city of St. Petersburg as a reporter for the Times.

The event begins with an exhibition of St. Petersburg through the ages from 5 to 6 p.m. Participating organizations include Zulu Painter, Pinellas County Schools, Reimagine 175, Saturday Morning Shoppe, RaceWithoutism Inc., Sofia Forte's Catering, the Pinellas County Urban League, The Innovation District and the Florida Small Business Development Center at Pinellas County Economic

Development and the Times.

"The environments in which we live, work, play and grow help shape our health," said Dr. Kanika Tomalin, president and CEO of the Foundation for a Healthy St. Petersburg. "Right now, we have a tremendous opportunity to reimagine this vital part of our city in a way that honors historic promises and catalyzes a healthier, more equitable future for our city's residents."

The panel discussion, including questions from the audience, will take place from 6 to 7:30 p.m. on Tuesday.

Attendees should register ahead of time at [tampabay.com/spotlight](http://tampabay.com/spotlight). Admission and parking are free.

Contact Colleen Wright at [cwright@tampabay.com](mailto:cwright@tampabay.com) or 727-900-6396. Follow @Colleen\_Wright.

## LUNCHES continued from 1B

finances have been difficult. Budgets for school breakfast and lunch programs that don't tap into general funds and are largely dependent on federal funds.

Dustin Walker, director of food and nutrition for Pinellas County Schools, told school board members costs have skyrocketed since 2020 and haven't come back down. They initially received about \$4 million in supply chain assistance funds, he said, but that expired in 2023.

The Consumer Price Index, a tool used to measure how prices change over time, shows a 7% increase in costs, he said. The impacts of President Donald Trump's tariffs on foreign goods and potential federal reimbursement rates remain unclear.

Stephanie Spicknall, Pasco's director of food and nutrition services, said the district's meal program lost about \$4.8 million last year. This year they're projected to lose another \$5 million. The cost to produce one meal is \$3.63, she said. They are reimbursed 53 cents per meal through the U.S. Department of Agriculture.

"Our cost of food and supplies

are at an all-time high and rising," she said. "We now are facing tariffs. So that's just lots of funding uncertainty and fiscal uncertainty in our program right now."

"Our main federal reimbursement is the (U.S. Department of Agriculture) reimbursement rate that is issued annually in July," she added. "So we don't even know what our main source of funding will be for next school year."

Both Pinellas and Pasco counties said they are exploring other ways to lower costs and offer different options.

Walker said Pinellas schools would be piloting a "scratch kitchen" program to offer more restaurant style or skillet cooking as opposed to "heat and eat." They would explore different distributors, he said.

Still, Spicknall said, federal regulations make it difficult to go too outside the box.

"We have very strict nutrition parameters," she said. "They've already reduced salt down to a therapeutic diet, and they're going to target sugar next, but we try our best and work with manufacturers to create palatable items that students do still love to consume."

"So, yeah, I can't just go find a better price for macaroni and cheese or the pancakes, because

they have to be whole-grain rich and meet certain parameters for sodium and fat and all other criteria."

When asked by Pasco's school board if the Trump administration had loosened any of those dietary requirements, Spicknall said that if anything, they had gotten more strict, with anticipated bans on food dyes coming next.

Spicknall said there is also legislation to change what schools qualify for free meals. Additionally, federal aid cuts could shrink the number of students eligible for free meals.

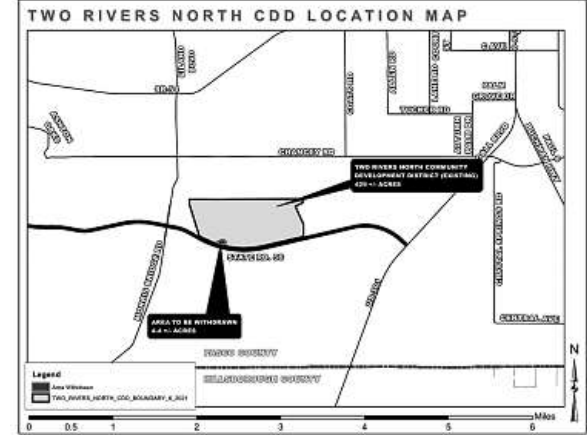
Walker said Pinellas County will be encouraging more eligible families to apply for free or reduced lunch.

"We've also had conversations about how we make sure that our cafeteria managers are ready if they're seeing the trend of a student who can't or isn't coming (for meals)," he said. "We're making sure that we follow back up as a food nutrition department, not always just the principal or (assistant principal) having those kind of conversations."

Contact Diviya Kumar at [dkumar@tampabay.com](mailto:dkumar@tampabay.com). Follow @divyadiviya.

### LEGAL NOTICE

## NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO CONTRACT THE BOUNDARIES OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to amend the boundaries of the Two Rivers North Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Two Rivers West Community Development District are outlined above. The petitioner has proposed to amend the boundaries of the Two Rivers West Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

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Any person desiring to appeal against any decision made by the Pasco County Board of County Commissioners concerning any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414, or (352) 521-4345.

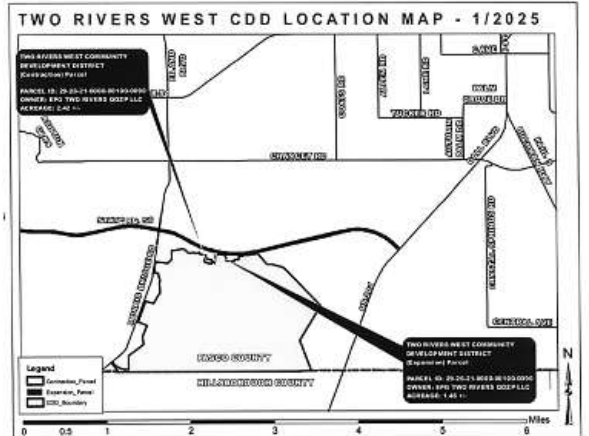
If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Don't hesitate to get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

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CONSULT PASCO COUNTY'S WEBSITE AT [WWW.PASCOCOUNTYFL.NET](http://WWW.PASCOCOUNTYFL.NET) FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

### LEGAL NOTICE

## NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO AMEND THE BOUNDARIES OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to amend the boundaries of the Two Rivers North Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Two Rivers West Community Development District are outlined above. The petitioner has proposed to amend the boundaries of the Two Rivers West Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

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CONSULT PASCO COUNTY'S WEBSITE AT [WWW.PASCOCOUNTYFL.NET](http://WWW.PASCOCOUNTYFL.NET) FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

### LEGAL NOTICE

## NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO CONTRACT THE BOUNDARIES OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to contract the boundaries of the Two Rivers East Community Development District.

The above map outlines the land to be removed by contracting the boundaries of the Two Rivers East Community Development District. The petitioner has proposed contracting the boundaries of the Two Rivers East Community Development District in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: [www.pascocountyfl.net](http://www.pascocountyfl.net). To make an appointment or for further information, you may call 727-847-8140 x1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal against any decision made by the Pasco County Board of County Commissioners concerning any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414, or (352) 521-4345.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CONSULT PASCO COUNTY'S WEBSITE AT [WWW.PASCOCOUNTYFL.NET](http://WWW.PASCOCOUNTYFL.NET) FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.





Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355  
Fed Tax ID 59-0482470

**DVERTISING INVOICE** Agenda Page 69

vertising Run Dates		Advertiser Name	
5/7/25-5/28/25		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
5/7/2025	Deirdre Bonett	TB320365	
Total Amount Due		Invoice Number	
\$782.00		36186-050725	

Invoice 1 of 4

**PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/7/25	5/28/25	36186	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$780.00
					Affidavit Fee			\$2.00
5/7/25	5/28/25	36186	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates	Advertiser Name	
5/7/25-5/28/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
5/7/2025	Deirdre Bonett	TB320365
Total Amount Due		Invoice Number
\$782.00		36186-050725

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Tampa, FL 33607-6008

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www.nexteraenergyservices.com



TWO RIVERS NORTH COMMUNITY DEV DISTRICT  
2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607  
ATTN: ANGIE GRUNWALD



## Invoice - Account Summary

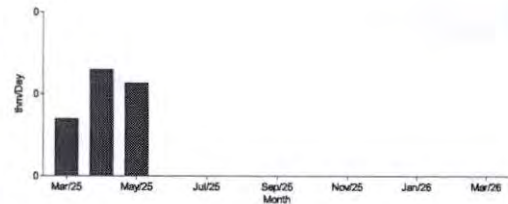
Account No.	36461333
Amount Due (If paid by due date)	\$8.04
Due Date	6/18/2025

### Account summary (see second page for details)

Invoice date: May 28 2025, Invoice No: 29671074

Opening Balance	\$7.22
Payment Received May 20, 2025	\$-7.22
<b>Balance Forward</b>	<b>\$0.00</b>
Gas charges (please see over for details)	\$8.04
<b>Total current charges</b>	<b>\$8.04</b>
<b>Total Amount Due</b>	<b>\$8.04</b>
1.5% Late Payment Penalty if paid after 06/18/2025	\$0.12
<b>Total Amount Due with Late Payment Penalty (if paid after due date)</b>	<b>\$8.16</b>

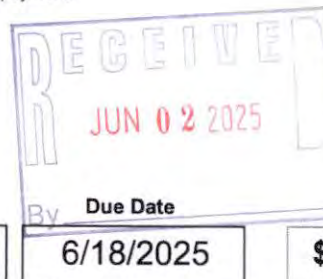
Your Average Daily Billed Usage



This period gas usage: 3.5 thm

Previous 2 months gas usage: 5.8 thm

Please allow 5 to 7 days for processing. Detach and return this portion with your payment.



Account No.	Invoice No.	Amount due	By	Due Date	Amount Enclosed
36461333	29671074	\$8.04		6/18/2025	\$

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

0364613333

4

00000804

Meter Reading Information LDC: 221009319981, Address: 2689 WIDEWATER WAY, ZEPHYRHILLS, FL 33541						
Meter Number	Meter Read Date	Read Type	Previous Meter Read	Current Meter Read	Multi	thm Usage
221009319981	02/15/2025 - 03/18/2025	Actual	0	4	1	3.50
Total Usage						3.50

Gas Charges and Taxes	Billing Period: 02/15/2025 - 03/18/2025	Units	Rate \$	Total \$
	Customer Service Fee			\$5.00
	Contracted Gas Charges	3.50	0.200000	\$0.70
	Variable Index Gas	1.53	0.500600	\$0.77
	Variable Index Gas	1.97	0.527800	\$1.04
	Sales Tax - State			\$0.45
	Sales Tax - County			\$0.08
	Total Gas Charges and Taxes			\$8.04


LDC: 221009319981, Address: 2689 WIDEWATER WAY, ZEPHYRHILLS, FL 33541


No important messages at this time.


#### Important Messages:


*If your initial contract with us has expired, your natural gas supply and service will continue without interruption at a holdover rate. The holdover rate is a variable monthly price which includes a market price for natural gas, an adder and pass-through charges for all other charges, including without limitation those listed as being "Included Charges" during the Initial Term of your contract. The holdover price is not a fixed price and may vary monthly. You can obtain the currently effective holdover rates on our website at [www.nexteraenergyservices.com/holdover](http://www.nexteraenergyservices.com/holdover). You will remain on the holdover rate until you terminate service or sign a new contract with us.*

*We would be happy to assist you in signing up for a new contract. To learn more, please contact our Account Management team at 877-375-4674 or by emailing us at [NES-Gas-AcctMgmt@nexteraenergy.com](mailto:NES-Gas-AcctMgmt@nexteraenergy.com).*

 Customer Service: 1-877-375-4674  
 Mon-Fri 8:00am-5:00pm

 Payment: Nextera Energy Services, PO Box 25426, Miami, FL 33102-5426

 Email: [naturalgas@nexteraenergyservices.com](mailto:naturalgas@nexteraenergyservices.com)

 Web: [www.nexteraenergyservices.com](http://www.nexteraenergyservices.com)

We appreciate your business. Our Customer Care Associates are available to assist you at 1-877-375-4674 with any questions you might have.



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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 22566383

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://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	5/6/2025	649	6/5/2025	677	30	28

Usage History  
Reclaimed

June 2025	28
May 2025	27
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	21.87
Payment 06/06/25	-21.87 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	28 Thousand Gals X \$0.81
	22.68
<b>Total Current Transactions</b>	22.68
<b>TOTAL BALANCE DUE</b>	<b>\$22.68</b>

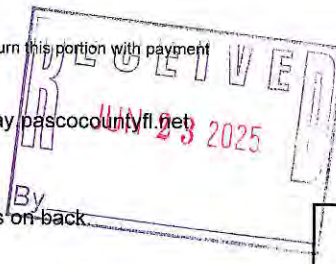
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Account # 1200615  
Customer # 01530465  
Balance Forward 0.00  
Current Transactions 22.68

**Total Balance Due \$22.68**  
**Due Date 7/7/2025**

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

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

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015304650120061532256638370000022688





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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 22566382

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	5/6/2025	957	6/5/2025	1125	30	168

**Usage History**  
Reclaimed

June 2025	168
May 2025	78
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

**Transactions**

Previous Bill	63.18
Payment 06/06/25	-63.18 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	168 Thousand Gals X \$0.81 136.08
<b>Total Current Transactions</b>	136.08
<b>TOTAL BALANCE DUE</b>	<b>\$136.08</b>

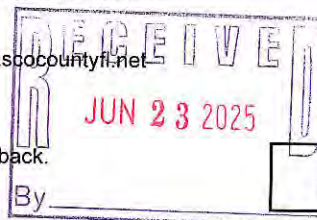
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Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	136.08
<b>Total Balance Due</b>	<b>\$136.08</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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

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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 22566381

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	5/6/2025	251	6/5/2025	263	30	12

**Usage History**

**Reclaimed**

June 2025	12
May 2025	11
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

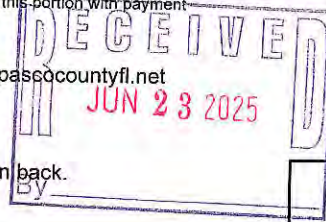
**Transactions**

Previous Bill	8.91
Payment 06/06/25	-8.91 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$0.81
	9.72
<b>Total Current Transactions</b>	9.72
<b>TOTAL BALANCE DUE</b>	<b>\$9.72</b>

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

**Total Balance Due \$9.72**  
**Due Date 7/7/2025**

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

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



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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **2471 CHILDERS WAY**

Bill Number: 22566380

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	5/6/2025	6896	6/5/2025	7235	30	339

**Usage History**

**Reclaimed**

June 2025	339
May 2025	298
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

**Transactions**

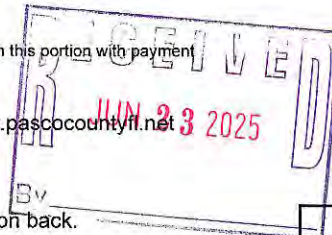
Previous Bill	241.38
Payment 06/06/25	-241.38 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	339 Thousand Gals X \$0.81 274.59
<b>Total Current Transactions</b>	274.59
<b>TOTAL BALANCE DUE</b>	<b>\$274.59</b>

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Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	274.59
<b>Total Balance Due</b>	<b>\$274.59</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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

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## TWO RIVERS NORTH CDD

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

Bill Number: 22566388

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	5/6/2025	554	6/5/2025	580	30	26

### Usage History

	Reclaimed
June 2025	26
May 2025	28
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	22.68
Payment 06/06/25	-22.68 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	26 Thousand Gals X \$0.81
	21.06
<b>Total Current Transactions</b>	21.06
<b>TOTAL BALANCE DUE</b>	<b>\$21.06</b>

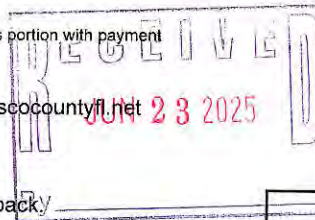
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Account #	1200705
Customer #	01541320
Balance Forward	0.00
Current Transactions	21.06
<b>Total Balance Due</b>	<b>\$21.06</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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

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

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015413204120070512256638820000021065





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4138 0 1  
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**TWO RIVERS NORTH CDD**

**Service Address: 1920 WEBBSTONE WAY**

**Bill Number: 22567412**

**Billing Date: 6/19/2025**

**Billing Period: 5/6/2025 to 6/5/2025**

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	5/6/2025	2917	6/5/2025	3326	30	409

**Usage History**

**Reclaimed**

June 2025	409
May 2025	184
April 2025	187
March 2025	502
February 2025	668
January 2025	713
December 2024	182

**Transactions**

Previous Bill	149.04
Payment 06/06/25	-149.04 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	409 Thousand Gals X \$0.81 331.29
<b>Total Current Transactions</b>	331.29
<b>TOTAL BALANCE DUE</b>	<b>\$331.29</b>

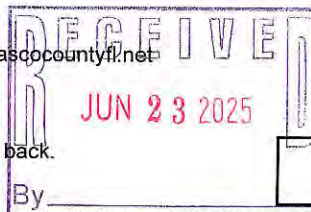
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By \_\_\_\_\_

Account #	1255145
Customer #	01547338
Balance Forward	0.00
Current Transactions	331.29
<b>Total Balance Due</b>	<b>\$331.29</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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

TWO RIVERS NORTH CDD  
2005 PAN AM CIRCLE 300  
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015473385125514552256741250000331296



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**TWO RIVERS NORTH CDD**

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

Bill Number: 22566638

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	5/6/2025	1120	6/5/2025	1133	30	13
Irrig Potable	232051302	5/6/2025	259	6/5/2025	334	30	75

**Usage History**

Water		
June 2025	13	75
May 2025	22	33
April 2025	13	23
March 2025	11	17
February 2025	6	10
January 2025	4	13
December 2024	1	4

**Transactions**

Previous Bill	576.70
Payment 06/06/25	-576.70 CR
<b>Past Due</b>	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	25.0 Thousand Gals X \$3.34 83.50
Water Tier 2	13.0 Thousand Gals X \$6.69 86.97
Water Tier 3	37.0 Thousand Gals X \$9.02 333.74
<b>Total Current Transactions</b>	<b>862.53</b>

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**TOTAL BALANCE DUE \$862.53**

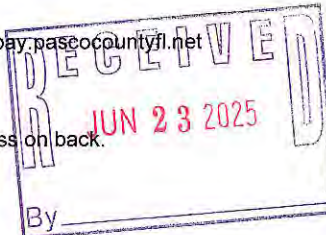
\*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account # 1218160  
Customer # 01547338  
Past Due 0.00  
Current Transactions 862.53

**Total Balance Due \$862.53**  
**Due Date 7/7/2025**

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

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

TWO RIVERS NORTH CDD  
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015473385121816012256663840000862538





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**TWO RIVERS NORTH CDD**

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

Bill Number: 22566390

Bill Date: 6/19/2025

Bill Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	5/6/2025	275	6/5/2025	283	30	8

**Usage History**

**Reclaimed**

June 2025  
May 2025  
April 2025  
March 2025  
February 2025  
January 2025  
December 2024

8  
5  
2  
1  
1  
49  
4

**Transactions**

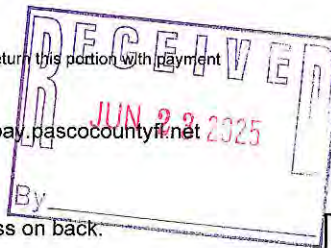
Previous Bill	4.05
Payment 06/06/25	-4.05 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$0.81
	6.48
<b>Total Current Transactions</b>	6.48
<b>TOTAL BALANCE DUE</b>	<b>\$6.48</b>

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Account #	1200775
Customer #	01547338
Balance Forward	0.00
Current Transactions	6.48

<b>Total Balance Due</b>	<b>\$6.48</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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

TWO RIVERS NORTH CDD  
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**TWO RIVERS NORTH CDD**

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

**Bill Number:** 22566391

**Billing Date:** 6/19/2025

**Billing Period:** 5/6/2025 to 6/5/2025

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

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	5/6/2025	440	6/5/2025	476	30	36

**Usage History**

**Reclaimed**

June 2025	36
May 2025	46
April 2025	48
March 2025	52
February 2025	52
January 2025	46

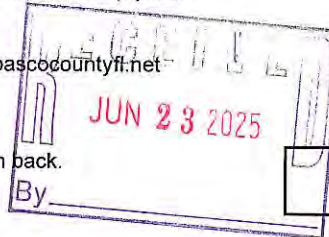
**Transactions**

Previous Bill	37.26
Payment 06/06/25	-37.26 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	36 Thousand Gals X \$0.81
	29.16
<b>Total Current Transactions</b>	29.16
<b>TOTAL BALANCE DUE</b>	<b>\$29.16</b>

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Account #	1200790
Customer #	01547338
Balance Forward	0.00
Current Transactions	29.16

<b>Total Balance Due</b>	<b>\$29.16</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22568414

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

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

Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	5/6/2025	495	6/5/2025	592	30	97

#### Usage History

##### Reclaimed

June 2025  
May 2025  
April 2025  
March 2025  
February 2025  
January 2025  
December 2024  
November 2024

97  
72  
72  
86  
94  
86  
85  
0

#### Transactions

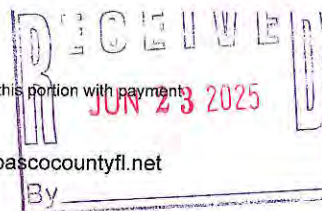
Previous Bill	58.32
Payment 06/06/25	-58.32 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	97 Thousand Gals X \$0.81
	78.57
<b>Total Current Transactions</b>	78.57
<b>TOTAL BALANCE DUE</b>	<b>\$78.57</b>

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Account # 1291525  
Customer # 01530465  
Balance Forward 0.00  
Current Transactions 78.57

**Total Balance Due \$78.57**  
**Due Date 7/7/2025**

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

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

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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

Bill Number: 22566637

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	5/6/2025	460	6/5/2025	468	30	8
Irrig Potable	232051286	5/6/2025	528	6/5/2025	560	30	32

**Usage History**

Water			
June 2025	8	32	
May 2025	49	31	
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	818.56
Payment 06/06/25	-818.56 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	8.0 Thousand Gals X \$2.10 16.80
Sewer	
Sewer Base Charge	157.56
Sewer Charges	8.0 Thousand Gals X \$6.94 55.52
Irrigation	
Water Base Charge	21.56
Water Tier 1	25.0 Thousand Gals X \$3.34 83.50
Water Tier 2	7.0 Thousand Gals X \$6.69 46.83
<b>Total Current Transactions</b>	443.45
<b>TOTAL BALANCE DUE</b>	<b>\$443.45</b>

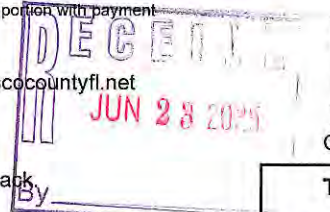
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Account # 1218150  
Customer # 01530465  
Balance Forward 0.00  
Current Transactions 443.45

**Total Balance Due \$443.45**  
**Due Date 7/7/2025**

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

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

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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 22566394

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	5/6/2025	538	6/5/2025	580	30	42

**Usage History**

**Reclaimed**

June 2025	42
May 2025	35
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**

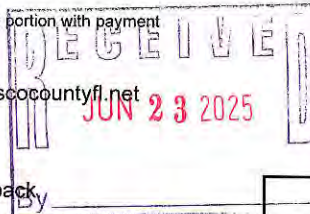
Previous Bill	28.35
Payment 06/06/25	-28.35 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	42 Thousand Gals X \$0.81 34.02
<b>Total Current Transactions</b>	34.02
<b>TOTAL BALANCE DUE</b>	<b>\$34.02</b>

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Account #	1200810
Customer #	01530465
Balance Forward	0.00
Current Transactions	34.02
<b>Total Balance Due</b>	<b>\$34.02</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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

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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

Bill Number: 22566393

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	5/6/2025	160	6/5/2025	195	30	35

**Usage History**

**Reclaimed**

June 2025	35
May 2025	21
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	17.01
Payment 06/06/25	-17.01 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	35 Thousand Gals X \$0.81
	28.35
<b>Total Current Transactions</b>	28.35
<b>TOTAL BALANCE DUE</b>	<b>\$28.35</b>

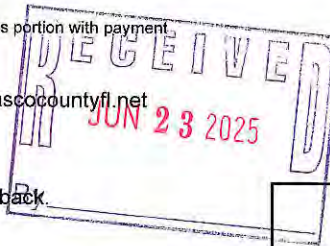
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Account # 1200805  
Customer # 01530465  
Balance Forward 0.00  
Current Transactions 28.35

**Total Balance Due \$28.35**  
**Due Date 7/7/2025**

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

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

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
Service Address: **35301 SUNFLOWER HILL DR - 1 INCH RECLAIM**

Bill Number: 22566392  
Billing Date: 6/19/2025  
Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://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	5/6/2025	165	6/5/2025	166	30	1

Usage History  
Reclaimed

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

Transactions

Previous Bill	0.81
Payment 06/06/25	-0.81 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81
	0.81
<b>Total Current Transactions</b>	0.81
<b>TOTAL BALANCE DUE</b>	<b>\$0.81</b>

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

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

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

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

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**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

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

Bill Number: 22566389

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	5/6/2025	7473	6/5/2025	7761	30	288

**Usage History**

**Reclaimed**

June 2025	288
May 2025	488
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**

Previous Bill	395.28
Payment 06/06/25	-395.28 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	288 Thousand Gals X \$0.81 233.28
<b>Total Current Transactions</b>	233.28
<b>TOTAL BALANCE DUE</b>	<b>\$233.28</b>

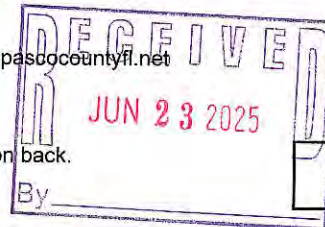
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)



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Account #	1200710
Customer #	01530465
Balance Forward	0.00
Current Transactions	233.28
<b>Total Balance Due</b>	<b>\$233.28</b>
<b>Due Date</b>	<b>7/7/2025</b>

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

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

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

PASCO COUNTY UTILITIES  
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NEW PORT RICHEY, FL 34656-2139

015304650120071052256638990000233286





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Agenda Page 87



4151 0 1  
14-92800

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Pay By Phone: 1-855-786-5344

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 22566387

Bill Date: 6/19/2025

Bill Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	5/6/2025	581	6/5/2025	597	30	16

**Usage History**

**Reclaimed**

June 2025	16
May 2025	22
April 2025	0
March 2025	0
February 2025	18
January 2025	36
December 2024	40
November 2024	21
October 2024	23
September 2024	41
August 2024	63
July 2024	60

**Transactions**

Previous Bill	17.82
Payment 06/06/25	-17.82 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	16 Thousand Gals X \$0.81
	12.96
<b>Total Current Transactions</b>	12.96
<b>TOTAL BALANCE DUE</b>	<b>\$12.96</b>

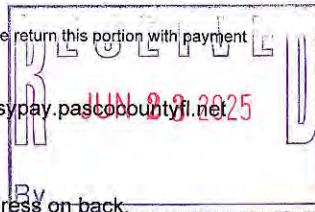
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.



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Account # 1200690  
Customer # 01530465

Balance Forward 0.00  
Current Transactions 12.96

**Total Balance Due \$12.96**  
**Due Date 7/7/2025**

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

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

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

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015304650120069002256638750000012962



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Agenda Page 88



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4150 0 1  
14-92800

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 22566386

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	5/6/2025	1240	6/5/2025	1245	30	5

**Usage History**  
Reclaimed

June 2025	5
May 2025	82
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	66.42
Payment 06/06/25	-66.42 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$0.81
	4.05
<b>Total Current Transactions</b>	4.05
<b>TOTAL BALANCE DUE</b>	<b>\$4.05</b>

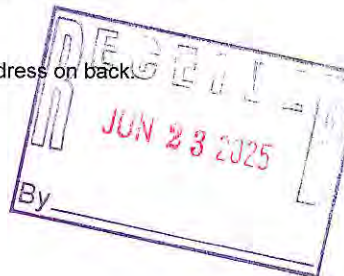
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.

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Account # 1200660  
Customer # 01530465  
Balance Forward 0.00  
Current Transactions 4.05

**Total Balance Due \$4.05**  
**Due Date 7/7/2025**

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

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

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

PASCO COUNTY UTILITIES  
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015304650120066032256638680000004057





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Agenda Page 89



4149 0 1  
14-92800

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 22566385

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://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	5/6/2025	406	6/5/2025	412	30	6

Usage History  
Reclaimed

June 2025	6
May 2025	6
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 06/06/25	-4.86 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81
	4.86
<b>Total Current Transactions</b>	4.86
<b>TOTAL BALANCE DUE</b>	<b>\$4.86</b>

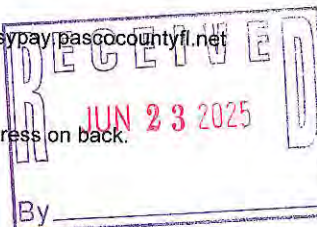
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.

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Account # 1200655  
Customer # 01530465

Balance Forward 0.00  
Current Transactions 4.86

**Total Balance Due \$4.86**  
**Due Date 7/7/2025**

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

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

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

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DADE CITY (352) 521-4285

Agenda Page 90



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14-92800

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **34643 KIRCHER DR RECLAIM**

Bill Number: 22566384

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199315	5/6/2025	24	6/5/2025	26	30	2

**Usage History**  
**Reclaimed**

June 2025	2
May 2025	2
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	1.62
Payment 06/06/25	-1.62 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.81
<b>Total Current Transactions</b>	1.62
<b>TOTAL BALANCE DUE</b>	<b>\$1.62</b>

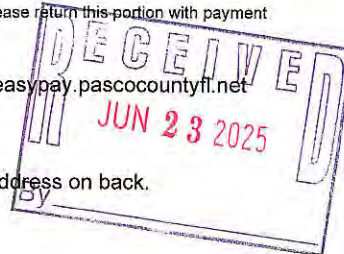
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☐ Check this box if entering change of mailing address on back.



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

**Total Balance Due \$1.62**  
**Due Date 7/7/2025**

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

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

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

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

015304650120065042256638440000001623



Statement Date: May 21, 2025  
Agenda Page 91



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

Amount Due: \$43.07

Due Date: June 11, 2025

Account #: 221009319981

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

## Account Summary

Current Service Period: April 16, 2025 - May 21, 2025

Previous Amount Due	\$43.90
Payment(s) Received Since Last Statement	-\$43.90

Current Month's Charges	\$43.07
-------------------------	---------

Amount Due by June 11, 2025	\$43.07
-----------------------------	---------

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



Scan here to view  
your account online.

**Sometimes  
being safe  
stinks**

If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

[PeoplesGas.com/Safety](http://PeoplesGas.com/Safety)

## Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221009319981

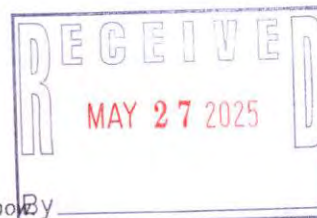
Due Date: June 11, 2025



**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](http://PeoplesGas.com/Paperless) to enroll now



Amount Due: \$43.07

Payment Amount: \$ \_\_\_\_\_

606940048587

Your account will be  
drafted on June 11, 2025

00005749 FTECO105212522453010 00000 02 00000000 12470 002

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

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

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





**Service For:**  
2689 WIDEWATER WY  
ZEPHYRHILLS, FL 33541

**Account #:** 221009319981  
**Statement Date:** May 21, 2025  
**Charges Due:** June 11, 2025

## Meter Read

**Service Period:** Apr 16, 2025 - May 21, 2025

**Rate Schedule:** Small General Service - Transportation

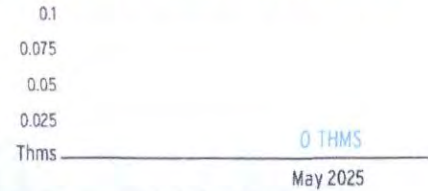
Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15823	05/21/2025	128	128	0 CCF	1.040	1.1168	0.0 Therms	36 Days

## Charge Details

	<b>Natural Gas Charges</b>	
	Customer Charge	\$43.07
	<b>Natural Gas Service Cost</b>	<b>\$43.07</b>

<b>Total Current Month's Charges</b>	<b>\$43.07</b>
--------------------------------------	----------------

## Avg THMS Used Per Day



## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

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

## Ways To Pay Your Bill

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

## 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](http://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.

00005749-0013341-Page 2 of 4





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

Statement Date: May 21, 2025  
Agenda Page 93

Amount Due: \$162.60

Due Date: June 11, 2025

Account #: 221009326184

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

## Your Energy Insight



Your average daily THMS used was **33.33% lower** than it was in your previous period.

## Account Summary

Current Service Period: April 16, 2025 - May 21, 2025

Previous Amount Due	\$162.60
Payment(s) Received Since Last Statement	-\$162.60

Current Month's Charges	\$162.60
-------------------------	----------

Amount Due by June 11, 2025	\$162.60
-----------------------------	----------

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



Scan here to view your account online.



If you smell rotten eggs, a gas leak or damaged pipeline could be nearby. Get to a safe location, call 911 then call us at 877-832-6747.

We're here 24/7 to answer your call about natural gas emergencies.

PeoplesGas.com/Safety

## Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221009326184

Due Date: June 11, 2025



Pay your bill online at [PeoplesGas.com](https://PeoplesGas.com)

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



By \_\_\_\_\_

Amount Due: \$162.60

Payment Amount: \$ \_\_\_\_\_

606940048612

Your account will be drafted on June 11, 2025

00005748 FTECO105212522453010 000000 02 00000000 12469 002

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

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

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





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

Account #: 221009326184  
Statement Date: May 21, 2025  
Charges Due: June 11, 2025

## Meter Read

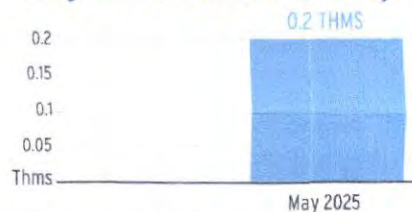
Service Period: Apr 16, 2025 - May 21, 2025

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	05/21/2025	148	141	7 CCF	1.040	1.1168	8.1 Therms	36 Days

## Charge Details

## Avg THMS Used Per Day



### 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
<b>Natural Gas Service Cost</b>		<b>\$127.60</b>

## Important Messages

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.



### Other Fees and Charges

#### Miscellaneous Charges

Gas Management	1 X \$35.0000	\$35.00
<b>Total Miscellaneous Charges</b>		<b>\$35.00</b>

**Total Current Month's Charges**

**\$162.60**

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

## Ways To Pay Your Bill



### Bank Draft

Visit [PeoplesGas.com](http://PeoplesGas.com) for free recurring or one time payments via checking or savings account.



### In-Person

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



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**All Other Correspondences:**  
Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](http://PeoplesGas.com). Convenience fee will be charged.



### Phone

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

## 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](http://PeoplesGas.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Hearing Impaired/TTY:**

7-1-1

**Natural Gas Outage:**

877-832-6747

**Natural Gas Energy**

**Conservation Rebates:**

877-832-6747

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





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

Statement Date: June 20, 2025  
Agenda Page 95

Amount Due: \$159.65

Due Date: July 11, 2025  
Account #: 221009326184

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

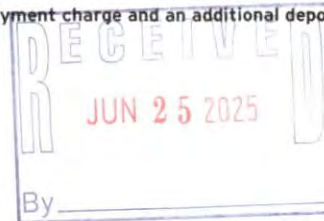
## Account Summary

Current Service Period: May 22, 2025 - June 20, 2025

Previous Amount Due	\$162.60
Payment(s) Received Since Last Statement	-\$162.60
Current Month's Charges	\$159.65

Amount Due by July 11, 2025 \$159.65

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



## Your Energy Insight



Your average daily THMS used was **50% lower** than it was in your previous period.



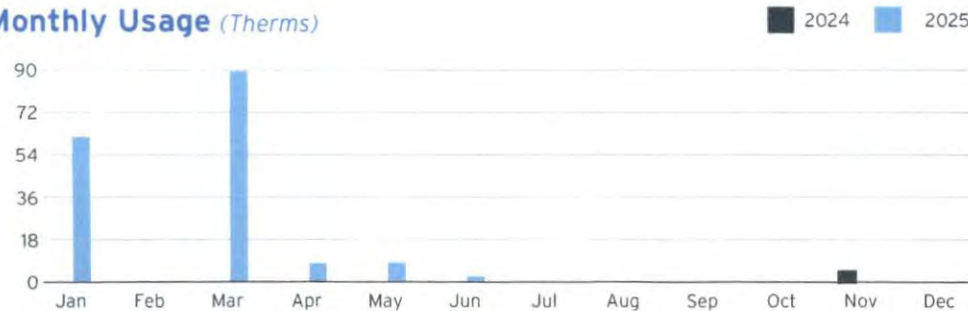
Scan here to view your account online.

**Save energy and get cash back with natural gas equipment**

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

Learn more at [PeoplesGas.com/BizRebates](https://PeoplesGas.com/BizRebates)

## Monthly Usage (Therms)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221009326184  
Due Date: July 11, 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](https://PeoplesGas.com/Paperless) to enroll now.

Amount Due: \$159.65

Payment Amount: \$ \_\_\_\_\_

653853470533

Your account will be  
drafted on July 11, 2025



00006124 FTECO106202522571610 00000 02 00000000 13105 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 96

Account #: 221009326184  
Statement Date: June 20, 2025  
Charges Due: July 11, 2025

Meter Read

Service Period: May 22, 2025 - Jun 20, 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	06/20/2025	150	148	2 CCF	1.039	1.1168	2.3 Therms	30 Days

Charge Details

<b>Natural Gas Charges</b>		
Customer Charge		\$123.47
Distribution Charge	2.3 THMS @ \$0.45547	\$1.05
Swing Service Charge	2.3 THMS @ \$0.02170	\$0.05
Florida Gross Receipts Tax		\$0.08
<b>Natural Gas Service Cost</b>		<b>\$124.65</b>

Avg THMS Used Per Day



<b>Other Fees and Charges</b>		
<b>Miscellaneous Charges</b>		
Gas Management	1 X \$35.0000	\$35.00
<b>Total Miscellaneous Charges</b>		<b>\$35.00</b>

**Total Current Month's Charges      \$159.65**

Important Messages

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

Ways To Pay Your Bill

- Bank Draft**  
Visit [PeoplesGas.com](https://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://PeoplesGas.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
  
**All Other Correspondences:**  
Peoples Gas  
P.O. Box 111  
Tampa, FL 33601-0111
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [PeoplesGas.com](https://PeoplesGas.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**

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

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





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

Statement Date: June 23, 2025  
Agenda Page 97

Amount Due: \$43.90

Due Date: July 14, 2025

Account #: 221009319981

**DO NOT PAY.** Your account will be drafted on July 14, 2025

## Account Summary

Current Service Period: May 22, 2025 - June 20, 2025

Previous Amount Due \$43.07

Payment(s) Received Since Last Statement -\$43.07

Current Month's Charges \$43.90

**Amount Due by July 14, 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.

## Monthly Usage (Therms)



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**Save energy and get cash back with natural gas equipment**

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

Learn more at [PeoplesGas.com/BizRebates](https://PeoplesGas.com/BizRebates)



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

Account #: 221009319981

Due Date: July 14, 2025

Amount Due: \$43.90

Payment Amount: \$ \_\_\_\_\_

613112891987

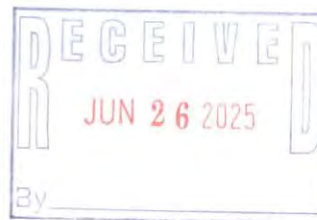
Your account will be  
drafted on July 14, 2025



**Pay your bill online at [PeoplesGas.com](https://PeoplesGas.com)**

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

Go Paperless, Go Green! Visit [PeoplesGas.com/Paperless](https://PeoplesGas.com/Paperless) to enroll now.



00000406 FTECO106232522541810 00000 02 00000000 7289 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 98

**Account #:** 221009319981  
**Statement Date:** June 23, 2025  
**Charges Due:** July 14, 2025

## Meter Read

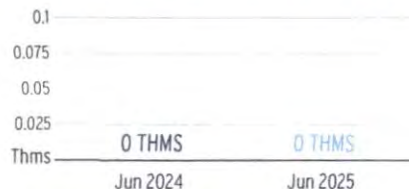
**Service Period:** May 22, 2025 - Jun 20, 2025

**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	06/20/2025	129	128	1 CCF	1.039	1.1168	1.2 Therms	30 Days

## Charge Details

## Avg THMS Used Per Day



## Important Messages



### 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
<b>Natural Gas Service Cost</b>		<b>\$43.90</b>

**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)

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

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**Commercial Customer Care:**  
866-832-6249  
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**Natural Gas Outage:**  
877-832-6747  
**Natural Gas Energy Conservation Rebates:**  
877-832-6747

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**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **06/11/2025**  
Amount Due Agenda Page 99 **46.08**  
Current Charges Due **07/02/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	826	06/06	881				55

**Comparative Usage Information**

Average kWh

Period	Days	Per Day
Jun 2025	30	2
May 2025	30	5
Jun 2024	31	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.



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](http://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** 56.31  
**Payment** 56.31CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 55 KWH @ 0.06090 3.35  
**Fuel Adjustment** 55 KWH @ 0.04400 2.42  
**FL Gross Receipts Tax** 1.15

**Total Current Charges** 46.08  
**Total Due** E.F.T. 46.08

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

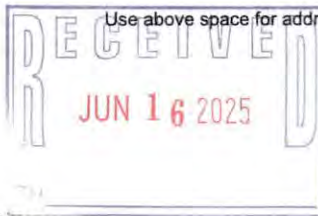
Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 06/11/2025**

District: OP07

Use above space for address change ONLY.



2277327

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

OP07

**Electronic Funds Transfer on or after 06/27/2025**

**TOTAL CHARGES DUE** 46.08

**DO NOT PAY**

00022773270000004608000000460809

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **06/11/2025**  
Amount Due **47.16**  
Current Charges Due **07/02/2025**

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

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/07	839	06/06	904				65

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	2
May 2025	30	2
Jun 2024	0	0

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



2 0 1 5 8 4 8 9

You have 24-hour access to manage your  
account on-line through Smarthub at  
[www.wrec.net](http://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** 47.16  
**Payment** 47.16CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge 65 KWH @ 0.06090** 3.96  
**Fuel Adjustment 65 KWH @ 0.04400** 2.86  
**FL Gross Receipts Tax** 1.18

**Total Current Charges** 47.16  
**Total Due** **E.F.T.** 47.16

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**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: 06/11/2025**

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 **06/27/2025**  
**TOTAL CHARGES DUE** 47.16  
**DO NOT PAY**

00022773320000004716000000471602



**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 **06/11/2025**  
Amount Due **40.70**  
Current Charges Due **07/02/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	70	06/06	75				5

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	30	0
Jun 2024	31	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](http://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** 40.70  
**Payment** 40.70CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge 5 KWH @ 0.06090** 0.30  
**Fuel Adjustment 5 KWH @ 0.04400** 0.22  
**FL Gross Receipts Tax** 1.02

**Total Current Charges** 40.70  
**Total Due** **E.F.T.** 40.70

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**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: 06/11/2025**

Use above space for address change ONLY.

District: OP07

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

**OP07**

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE** **40.70**  
**DO NOT PAY**

00022773330000004070000000407004

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

Bill Date **06/11/2025**  
Amount Due **40.81**  
Current Charges Due **07/02/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	107	06/06	113				6

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	30	0
Jun 2024	31	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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payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

**Previous Balance** 33.04  
**Payment** 33.04CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge 6 KWH @ 0.06090** 0.37  
**Fuel Adjustment 6 KWH @ 0.04400** 0.26  
**FL Gross Receipts Tax** 1.02

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

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**Bill Date: 06/11/2025**

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE** **40.81**  
**DO NOT PAY**

00022773410000004081000000408102



**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 **06/11/2025**  
Amount Due Agenda Page 103 **4,450.69**  
Current Charges Due **07/02/2025**

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

Comparative Usage Information  
Average kWh  
Period Days Per Day

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



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[www.wrec.net](http://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 4,450.69  
Payment 4,450.69CR  
Balance Forward 0.00

Light Energy Charge 35.84  
Light Support Charge 78.08  
Light Maintenance Charge 1,187.84  
Light Fixture Charge 1,465.60  
Light Fuel Adj 3,200 KWH @ 0.04400 140.80  
Poles(QTY 128) 1,536.00  
FL Gross Receipts Tax 6.53

Total Current Charges 4,450.69  
Total Due E.F.T. 4,450.69

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

**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/27/2025.

**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: 06/11/2025

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after 06/27/2025  
**TOTAL CHARGES DUE 4,450.69**  
**DO NOT PAY**

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**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **06/11/2025**  
Amount Due **4,044.21**  
Current Charges Due **07/02/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

**ELECTRIC SERVICE**

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

Comparative Usage Information  
Average kWh  
Period Days Per Day

BILLS ARE DUE  
WHEN RENDERED  
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on the due date shown  
on this bill.



2 0 1 5 8 4 8 9

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

Previous Balance 4,044.21  
Payment 4,044.21CR  
Balance Forward 0.00

Light Energy Charge	32.76
Light Support Charge	71.37
Light Maintenance Charge	1,085.76
Light Fixture Charge	1,339.65
Light Fuel Adj 2,925 KWH @ 0.04400	128.70
Poles (QTY 115)	1,380.00
FL Gross Receipts Tax	5.97

Total Current Charges 4,044.21  
Total Due E.F.T. 4,044.21

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

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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See Reverse Side For Mailing Instructions

**Bill Date: 06/11/2025**

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after	06/27/2025
<b>TOTAL CHARGES DUE</b>	<b>4,044.21</b>
<b>DO NOT PAY</b>	

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**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **06/11/2025**  
Amount Due Agenda Page 105 **637.60**  
Current Charges Due **07/02/2025**

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
05/07	46311	06/06	51864				5553

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	185
May 2025	30	141
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](http://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 494.83  
Payment 494.83CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 5,553 KWH @ 0.06090 338.18  
Fuel Adjustment 5,553 KWH @ 0.04400 244.33  
FL Gross Receipts Tax 15.93

Total Current Charges 637.60  
Total Due E.F.T. 637.60

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**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: 06/11/2025**

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE 637.60**  
**DO NOT PAY**

00022962500000063760000006376006

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

Bill Date **06/11/2025**  
Amount Due **40.59**  
Current Charges Due **07/02/2025**

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
Jun 2025	30	0
May 2025	30	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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payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/07	22	06/06	26				4

Previous Balance 40.59  
Payment 40.59CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 4 KWH @ 0.06090 0.24  
Fuel Adjustment 4 KWH @ 0.04400 0.18  
FL Gross Receipts Tax 1.01

Total Current Charges 40.59  
Total Due E.F.T. 40.59

**DO NOT PAY**  
Total amount will be electronically transferred on or after 06/27/2025.



**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 **06/11/2025**  
Amount Due Agenda Page 107 **40.92**  
Current Charges Due **07/02/2025**

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
05/07	29235	06/06	29242				7

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	30	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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[www.wrec.net](http://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 40.92  
Payment 40.92CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 7 KWH @ 0.06090 0.43  
Fuel Adjustment 7 KWH @ 0.04400 0.31  
FL Gross Receipts Tax 1.02

Total Current Charges 40.92  
Total Due E.F.T. 40.92

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**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: 06/11/2025**

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE 40.92**  
**DO NOT PAY**

00023326900000004092000000409205

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **06/11/2025**  
Amount Due **586.93**  
Current Charges Due **07/02/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/07	46739	06/06	51821				5082

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	169
May 2025	30	157
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](http://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** 547.88  
**Payment** 547.88CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 5,082 KWH @ 0.06090 309.49  
**Fuel Adjustment** 5,082 KWH @ 0.04400 223.61  
**FL Gross Receipts Tax** 14.67

**Total Current Charges** 586.93  
**Total Due** **E.F.T.** 586.93

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**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: 06/11/2025**

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE** 586.93  
**DO NOT PAY**

000233269100005869300005869304



**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 **06/11/2025**  
Amount Due **40.27**  
Current Charges Due **07/02/2025**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/07	28	06/06	29				1

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	30	1
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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[www.wrec.net](http://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** 42.21  
**Payment** 42.21CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge 1 KWH @ 0.06090** 0.06  
**Fuel Adjustment 1 KWH @ 0.04400** 0.04  
**FL Gross Receipts Tax** 1.01

**Total Current Charges** 40.27  
**Total Due** **E.F.T.** 40.27

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

**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: 06/11/2025**

Use above space for address change ONLY.

District: OP07

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

**OP07**

Electronic Funds Transfer on or after **06/27/2025**  
**TOTAL CHARGES DUE** **40.27**  
**DO NOT PAY**

000233882800000402700000402701

Account Number **2338832** Cycle 07  
Meter Number 38547132  
Customer Number 20158489  
Customer Name TWO RIVERS NORTH CDD

Bill Date **06/11/2025**  
Amount Due **40.81**  
Current Charges Due **07/02/2025**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 35251 GRAVELLY DR  
Service Description IRRIGATION 1  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	30	0
Feb 2025	0	0

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



2 0 1 5 8 4 8 9

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[www.wrec.net](http://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
05/07	06/06	19	25				6

Previous Balance 34.22  
Payment 34.22CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 6 KWH @ 0.06090 0.37  
Fuel Adjustment 6 KWH @ 0.04400 0.26  
FL Gross Receipts Tax 1.02

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

**DO NOT PAY**

Total amount will be electronically transferred on or after 06/27/2025.

Bill Date: 06/11/2025

Use above space for address change ONLY.

District: OP07

2338832  
TWO RIVERS NORTH CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after 06/27/2025  
**TOTAL CHARGES DUE 40.81**  
**DO NOT PAY**

00023388320000004081000000408106



**TWO RIVERS NORTH CDD**MEETING DATE: June 17, 2025

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

## Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

**Phone: 561-994-9299**

**Fax: 561-994-5823**

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

*Invoice No. 27785  
Date 06/02/2025*

---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>4,000.00</u>
Current Amount Due	\$ <u><u>4,000.00</u></u>

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

Payment due upon receipt.

**TWO RIVERS NORTH CDD**MEETING DATE: June 17, 2025

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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 CDD**MEETING DATE: June 17, 2025

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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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 CDD**MEETING DATE: June 17, 2025

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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



Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355  
Fed Tax ID 59-0482470

**ADVERTISING INVOICE**

Agenda Page 116

Advertising Run Dates		Advertiser Name	
5/7/25-5/28/25		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
5/21/2025	Deirdre Bonett	TB320365	
Total Amount Due		Invoice Number	
\$780.00		36186-050725	

Invoice 3 of 4

**PAYMENT DUE UPON RECEIPT**

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/21/25	5/28/25	36186	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$0.00
5/7/25	5/28/25	36186	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$780.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates		Advertiser Name	
5/7/25-5/28/25		TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account	
5/21/2025	Deirdre Bonett	TB320365	
Total Amount Due		Invoice Number	
\$780.00		36186-050725	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**

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

**Tampa Bay Times**

Published Daily

STATE OF FLORIDA} ss  
 COUNTY OF HERNANDO, CITRUS, PASCO,  
 PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Boundaries Hearing was published in said newspaper by print in the issues of 05/07/25, 05/14/25, 05/21/25, 05/28/25 or by publication on the newspaper's website, if authorized.

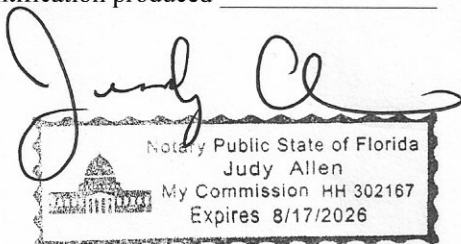
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper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

Signature of Affiant DBSworn to and subscribed before me this **05/28/2025**

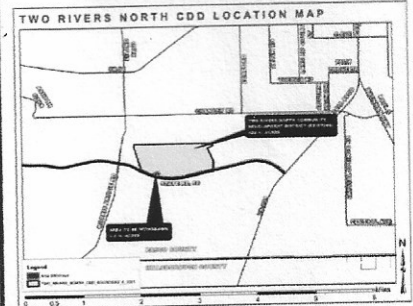
Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_



**NOTICE OF PUBLIC HEARING  
 FOR THE CONSIDERATION  
 OF THE PETITION AND  
 ORDINANCE TO CONTRACT  
 THE BOUNDARIES OF THE TWO  
 RIVERS NORTH COMMUNITY  
 DEVELOPMENT DISTRICT  
 PURSUANT TO CHAPTER 190,  
 FLORIDA STATUTES**



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to amend the boundaries of the Two Rivers North Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Two Rivers West Community Development District are outlined above. The petitioner has proposed to amend the boundaries of the Two Rivers West Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning and Development Department, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, or anytime on our website: [www.pascocountyfl.net](http://www.pascocountyfl.net). To make an appointment or for further information, call 727-847-8140 ext.1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal against any decision made by the Pasco County Board of County Commissioners concerning any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414, or (352) 521-4345.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Don't hesitate to get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Don't hesitate to get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CONSULT PASCO COUNTY'S WEBSITE AT [WWW.PASCOCOUNTYFL.NET](http://WWW.PASCOCOUNTYFL.NET) FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

# BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 \* (800) 366-9645

<http://www.bigsunfencing.com>

## Invoice

Date	Invoice #
4/12/2025	SB-1490

**Bill To:**

Two Rivers North Community  
Development District  
2005 Pan AM Cir STe 300  
Tampa, FL 33607

**Ship To**

North water Pool Repair

P.O. Number		Terms	Rep	Ship	Via
250185		50% Dep on Order, Bal on Comp.	DW	4/12/2025	
Quantity	U/M	Description	Price Each		Amount
1		L.F. Fence Installation w/Concrete Existing	375.00		375.00
1		5 x 5 x 8' Post - White	22.86		22.86
1		Aluminum I-Beam Gate Post Insert 5" x 5" x 8'	45.00		45.00
1		Job Diff	175.00		175.00
11		7/8 x 6" x 62.25" T&G Picket - Tan	5.99		65.89
1		Trip Charge	165.00		165.00
			<b>Total</b>		
			\$848.75		
			<b>Payments/Credits</b>		
			\$0.00		
			<b>Balance Due</b>		
			\$848.75		



**Down to Earth**

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



Invoice #143280

May 2025

**Customer**

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

**Property / Project Address**

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

**Project/Job**

Replace Jasmin along Sunflower  
and Wide water

**Invoice Date**

5/27/2025

**Date Due**

6/11/2025

**Terms**

Net 15

**Customer PO #**

Estimate # 118172

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

- #118172 - Replace Jasmin along Sunflower and Wide water
- 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

**\$5,586.00**

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****\$4,506.00**

Confederate Jasmine Installed (E) (Kit)	1 Gallon	300.00	\$13.52	\$4056.00
Site Prep, Removal, & Disposal (E) (Labor)				\$450.00

**LCE006: Irrigation Repairs****\$1,080.00**

Irrigation Labor (Hide) (Labor)				\$680.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$400.00	\$400.00

**Billing Questions**

[JoEllen.Brown@Down2Earthinc.com](mailto:JoEllen.Brown@Down2Earthinc.com)  
(352)396-6746

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/terms-and-conditions/)

Subtotal	\$5,586.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$5,586.00</b>
Credits/Payments	(\$0.00)

**Balance Due** **\$5,586.00**

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/>.

## INVOICE

Fields Consulting Group, LLC  
(dba. Mike's Signs)  
11749 Crestridge Loop  
Trinity, FL 34655-0017

signsandgraphicsbymike@gmail.co  
m  
+1 (727) 480-6514

*Fields*  
CONSULTING GROUP, LLC  
11749 Crestridge Loop  
Trinity, FL 34655



**Bill to**  
Meritus  
Inframarm  
Two Rivers North CDD  
Attn: Jayna Cooper  
2005 Pan Am Circle #300  
Tampa, FL 33607

### Invoice details

Invoice no.: 3592  
Terms: Due on receipt  
Invoice date: 06/23/2025  
Due date: 07/01/2025

P.O. Number: Jessie (On-site)  
Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Install (Signage)</b>	Install client supplied 2' x 3' pool sign on wall with tapcons	1	\$100.00	\$100.00
<b>Total</b>					<b>\$100.00</b>



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

151879

**DATE**

6/17/2025

**CUSTOMER ID**

C2410

**NET TERMS**

Net 30

**PO#**

**DUE DATE**

7/17/2025

**BILL TO**

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 04-17-25 -SPRINGHILL SUITES LAND : meeting space \$163.18	1	Ea	163.18		163.18
Postage	27	Ea	0.69		18.63
<b>Subtotal</b>					<b>181.81</b>

<b>Subtotal</b>	\$181.81
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$181.81</b>

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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

## INVOICE

**Kings Power Washing Services**  
1735 Rumar Ln  
Holiday, FL 34691

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



### Bill to

Northwater At Two Rivers  
2005 Pan Am Cir  
Tampa FL 33607

### Invoice details

Invoice no.: 1120  
Invoice date: 05/05/2025

#	Product or service	SKU	Description	Rate	Amount
1.	<b>Pool deck cleaning</b>		Pool deck was spot cleaned around trash cans and high traffic areas.	\$200.00	\$200.00
<b>Total</b>					<b>\$200.00</b>



# **Two Rivers North Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 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 June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	DEBT FUND		
<b>ASSETS</b>						
Cash - Operating Account	\$ 586,091	\$ -	\$ -	\$ -	\$ -	\$ 586,091
Accounts Receivable - Other	6,854	-	-	-	-	6,854
Due From Developer	12,761	-	-	-	-	12,761
Due From Other Funds	-	46,085	38	-	-	46,123
Investments:						
Acquisition & Construction Account	-	-	4,741	-	-	4,741
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	553,257	-	-	-	553,257
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	-	-	-	-	18,114,500	18,114,500
<b>TOTAL ASSETS</b>	<b>\$ 931,271</b>	<b>\$ 1,208,281</b>	<b>\$ 4,779</b>	<b>\$ 10,436,499</b>	<b>\$ 18,114,500</b>	<b>\$ 30,695,330</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 12,567	\$ -	\$ -	\$ -	\$ -	\$ 12,567
Accounts Payable - Other	15,247	-	-	-	-	15,247
Due To Developer	318,726	-	-	-	-	318,726
Bonds Payable	-	-	-	-	18,114,500	18,114,500
Due To Other Funds	46,123	-	-	-	-	46,123
<b>TOTAL LIABILITIES</b>	<b>392,663</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,114,500</b>	<b>18,507,163</b>

## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of June 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	
<b><u>FUND BALANCES</u></b>						
Nonspendable:						
Prepaid Trustee Fees	2,694	-	-	-	-	2,694
Restricted for:						
Debt Service	-	1,208,281	-	-	-	1,208,281
Capital Projects	-	-	4,779	-	-	4,779
Unassigned:	535,914	-	-	10,436,499	-	10,972,413
<b>TOTAL FUND BALANCES</b>	<b>538,608</b>	<b>1,208,281</b>	<b>4,779</b>	<b>10,436,499</b>	<b>-</b>	<b>12,188,167</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 931,271</b>	<b>\$ 1,208,281</b>	<b>\$ 4,779</b>	<b>\$ 10,436,499</b>	<b>\$ 18,114,500</b>	<b>\$ 30,695,330</b>

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 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
<b><u>REVENUES</u></b>				
Fence Easement Revenue	\$ -	\$ 300	\$ 300	0.00%
Interest - Tax Collector	-	2,393	2,393	0.00%
Rental Income	-	400	400	0.00%
Special Assmnts- Tax Collector	1,440,045	1,375,309	(64,736)	95.50%
Special Assmnts- CDD Collected	-	11,162	11,162	0.00%
Developer Contribution	-	97,000	97,000	0.00%
Other Miscellaneous Revenues	-	675	675	0.00%
<b>TOTAL REVENUES</b>	<b>1,440,045</b>	<b>1,487,239</b>	<b>47,194</b>	<b>103.28%</b>

**EXPENDITURES****Administration**

Supervisor Fees	10,000	6,200	3,800	62.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	3,333	1,667	66.66%
ProfServ-Info Technology	600	617	(17)	102.83%
ProfServ-Recording Secretary	2,400	2,430	(30)	101.25%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Waterway Management	2,500	-	2,500	0.00%
District Counsel	9,500	26,250	(16,750)	276.32%
District Engineer	9,500	685	8,815	7.21%
Administrative Services	4,500	5,372	(872)	119.38%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	26,991	(1,991)	107.96%
Accounting Services	9,000	13,600	(4,600)	151.11%
Auditing Services	6,000	6,000	-	100.00%
Onsite Staff	85,000	39,431	45,569	46.39%
Website Compliance	1,500	1,500	-	100.00%
Internet & Wifi	2,400	-	2,400	0.00%
Postage, Phone, Faxes, Copies	2,000	987	1,013	49.35%
Rentals & Leases	600	750	(150)	125.00%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	35,000	19,868	15,132	56.77%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Plant Replacement	30,000	-	30,000	0.00%



**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 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
Annual Tree Trimming	10,000	-	10,000	0.00%
Legal Advertising	3,500	3,450	50	98.57%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	3,750	1,250	75.00%
Meeting Expense	4,000	250	3,750	6.25%
Website Administration	1,200	922	278	76.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
<b>Total Administration</b>	<b>312,899</b>	<b>162,711</b>	<b>150,188</b>	<b>52.00%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Gas	10,000	850	9,150	8.50%
Utility - Electric	30,000	35,750	(5,750)	119.17%
Utility - StreetLights	190,000	10,567	179,433	5.56%
<b>Total Electric Utility Services</b>	<b>230,000</b>	<b>47,167</b>	<b>182,833</b>	<b>20.51%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Utility - Water	3,000	5,807	(2,807)	193.57%
<b>Total Garbage/Solid Waste Services</b>	<b>3,000</b>	<b>5,807</b>	<b>(2,807)</b>	<b>193.57%</b>
<b><u>Stormwater Control</u></b>				
Aquatic Maintenance	38,000	43,956	(5,956)	115.67%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
<b>Total Stormwater Control</b>	<b>43,000</b>	<b>43,956</b>	<b>(956)</b>	<b>102.22%</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Janitorial Services	32,000	25,700	6,300	80.31%
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	26,810	9,190	74.47%
Security & Fire Monitoring Services	12,000	-	12,000	0.00%
Contracts - Landscape	477,000	444,720	32,280	93.23%
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%

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 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
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	3,345	26,655	11.15%
Entry & Walls Maintenance	10,000	7,900	2,100	79.00%
<b>Total Other Physical Environment</b>	<b>745,146</b>	<b>576,060</b>	<b>169,086</b>	<b>77.31%</b>
<b><u>Road and Street Facilities</u></b>				
Sidewalk & Pavement Repair	30,000	8,768	21,232	29.23%
<b>Total Road and Street Facilities</b>	<b>30,000</b>	<b>8,768</b>	<b>21,232</b>	<b>29.23%</b>
<b><u>Parks and Recreation</u></b>				
Field Services	12,000	12,389	(389)	103.24%
Pest Control	2,400	1,177	1,223	49.04%
Amenity Maintenance & Repairs	20,000	19,195	805	95.98%
Access Control Maintenance & Repair	10,000	684	9,316	6.84%
Special Events	10,000	1,200	8,800	12.00%
Amenity Center-Miscellaneous Facility	4,000	12,875	(8,875)	321.88%
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%
<b>Total Parks and Recreation</b>	<b>66,000</b>	<b>47,870</b>	<b>18,130</b>	<b>72.53%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	10,000	7,351	2,649	73.51%
<b>Total Contingency</b>	<b>10,000</b>	<b>7,351</b>	<b>2,649</b>	<b>73.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,440,045</b>	<b>899,690</b>	<b>540,355</b>	<b>62.48%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	587,549	587,549	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Capital Improvement	-	1,406,358	1,406,358	0.00%
Construction in Progress	-	(1,406,358)	(1,406,358)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 587,549	\$ 587,549	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(48,942)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 538,607</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 42,029	\$ 42,029	0.00%
Special Assmnts- Tax Collector	-	1,248,753	1,248,753	0.00%
Special Assmnts- CDD Collected	1,214,556	1,198,980	(15,576)	98.72%
<b>TOTAL REVENUES</b>	<b>1,214,556</b>	<b>2,489,762</b>	<b>1,275,206</b>	<b>204.99%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	914,556	300,000	614,556	32.80%
Interest Expense	300,000	921,494	(621,494)	307.16%
<b>Total Debt Service</b>	<b>1,214,556</b>	<b>1,221,494</b>	<b>(6,938)</b>	<b>100.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,214,556</b>	<b>1,221,494</b>	<b>(6,938)</b>	<b>100.57%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,268,268	1,268,268	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(59,987)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,208,281</b>		

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 159	\$ 159	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>159</b>	<b>159</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,493	(1,493)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,493</b>	<b>(1,493)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,493</b>	<b>(1,493)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,334)	(1,334)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>6,113</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,779</b>		



# Bank Account Statement

Two Rivers North CDD

**Bank Account No.** 5652  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

<b>G/L Account No. 101001 Balance</b>	586,090.60	<b>Statement Balance</b>	563,230.12
		<b>Outstanding Deposits</b>	40,292.30
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	603,522.42
<b>Subtotal</b>	586,090.60	<b>Outstanding Checks</b>	-17,431.82
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	586,090.60
<b>Ending G/L Balance</b>	586,090.60		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
06/26/2025	Payment	BD00048	Other Miscellaneous Revenues	Deposit No. BD00048	25.00	25.00	0.00
06/11/2025	Payment	BD00049	Special Assmnts-Tax Collector	Deposit No. BD00049	6,950.90	6,950.90	0.00
06/16/2025	Payment	BD00050	Special Assmnts-CDD Collected	Deposit No. BD00050	9,036.19	9,036.19	0.00
<b>Total Deposits</b>					16,012.09	16,012.09	0.00
<b>Checks</b>							
							0.00
05/08/2025	Payment	1386	INFRAMARK LLC	Check for Vendor V00016	-48,552.78	-48,552.78	0.00
05/28/2025	Payment	1401	DOWN TO EARTH LANDSCAPE & IRRIGATION FIELDS	Check for Vendor V00025	-25,631.17	-25,631.17	0.00
05/28/2025	Payment	1402	CONSULTING GROUP, LLC	Check for Vendor V00069	-7,150.00	-7,150.00	0.00
05/28/2025	Payment	1403	INFRAMARK LLC	Check for Vendor V00016	-15,091.67	-15,091.67	0.00
05/28/2025	Payment	1404	SAFE TOUCH LLC	Check for Vendor V00054	-175.00	-175.00	0.00
05/28/2025	Payment	1405	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
05/28/2025	Payment	1406	PASCO COUNTY UTILITIES SERVICE ACH	Check for Vendor V00031	-67.85	-67.85	0.00
05/28/2025	Payment	1408	MIKE & ROD PROPERTY SOLUTIONS, LLC	Check for Vendor V00072	-3,768.24	-3,768.24	0.00
05/30/2025	Payment	300047	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22395946	-58.32	-58.32	0.00
05/30/2025	Payment	300048	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22394169	-818.56	-818.56	0.00
05/30/2025	Payment	300049	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393926	-28.35	-28.35	0.00

# Bank Account Statement

Two Rivers North CDD

**Bank Account No.** 5652  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

05/30/2025	Payment	300050	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393925	-17.01	-17.01	0.00
05/30/2025	Payment	300052	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393922	-395.28	-395.28	0.00
05/30/2025	Payment	300053	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393919	-66.42	-66.42	0.00
05/30/2025	Payment	300054	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393918	-17.82	-17.82	0.00
05/30/2025	Payment	300057	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393915	-21.87	-21.87	0.00
05/30/2025	Payment	300058	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393914	-63.18	-63.18	0.00
05/30/2025	Payment	300059	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393913	-8.91	-8.91	0.00
05/30/2025	Payment	300060	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393912	-241.38	-241.38	0.00
05/30/2025	Payment	300061	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22394936	-149.04	-149.04	0.00
05/30/2025	Payment	300062	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393924	-37.26	-37.26	0.00
05/30/2025	Payment	300063	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22394170	-576.70	-576.70	0.00
05/30/2025	Payment	300065	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393920	-22.68	-22.68	0.00
06/04/2025	Payment	1410	TIMES PUBLISHING COM	Check for Vendor V00006	-2,342.00	-2,342.00	0.00
06/10/2025	Payment	300066	CHARTER COMMUNICATION S ACH	Inv: 1665027052425	-99.99	-99.99	0.00
06/11/2025	Payment	1411	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
06/11/2025	Payment	1412	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00058	-848.75	-848.75	0.00
06/11/2025	Payment	1413	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-43,588.22	-43,588.22	0.00
06/11/2025	Payment	1414	GRAU AND ASSOCIATES	Check for Vendor V00028	-4,000.00	-4,000.00	0.00
06/11/2025	Payment	1415	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,350.00	-3,350.00	0.00
06/11/2025	Payment	1416	KINGS POWER WASHING SERVICE	Check for Vendor V00050	-200.00	-200.00	0.00
06/11/2025	Payment	1417	NEXTERA ENERGY	Check for Vendor V00059	-8.04	-8.04	0.00
06/11/2025	Payment	1418	SITEX AQUATICS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
06/11/2025	Payment	1419	STANTEC	Check for Vendor V00020	-335.00	-335.00	0.00

# Bank Account Statement

Two Rivers North CDD

**Bank Account No.** 5652  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

06/11/2025	Payment	300067	TECO TAMPA ELECTRIC ACH	Inv: 052125 9981	-43.07	-43.07	0.00
06/11/2025	Payment	300068	TECO TAMPA ELECTRIC ACH	Inv: 052125 6184	-162.60	-162.60	0.00
06/20/2025	Payment	1420	CARLOS DE LA OSSA	Payment of Invoice 001278	-200.00	-200.00	0.00
06/20/2025	Payment	1422	NICHOLAS J. DISTER	Payment of Invoice 001280	-200.00	-200.00	0.00
06/20/2025	Payment	1423	THOMAS R. SPENCE	Payment of Invoice 001281	-200.00	-200.00	0.00
06/27/2025	Payment	300069	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 7327	-46.08	-46.08	0.00
06/27/2025	Payment	300070	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 7332	-47.16	-47.16	0.00
06/27/2025	Payment	300071	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 7333	-40.70	-40.70	0.00
06/27/2025	Payment	300072	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 7341	-40.81	-40.81	0.00
06/27/2025	Payment	300073	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 8834	-4,450.69	-4,450.69	0.00
06/27/2025	Payment	300074	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 8838	-4,044.21	-4,044.21	0.00
06/27/2025	Payment	300075	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 6250	-637.60	-637.60	0.00
06/27/2025	Payment	300076	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 2688	-40.59	-40.59	0.00
06/27/2025	Payment	300077	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 2690	-40.92	-40.92	0.00
06/27/2025	Payment	300078	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 2691	-586.93	-586.93	0.00
06/27/2025	Payment	300079	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 8828	-40.27	-40.27	0.00
06/27/2025	Payment	300080	WITHLACOOCHEE RIVER ELECTRIC ACH	Inv: 061125 8832	-40.81	-40.81	0.00
06/27/2025	Payment	300094	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566932	-0.81	-0.81	0.00
06/27/2025	Payment	300097	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566386	-4.05	-4.05	0.00
06/27/2025	Payment	300098	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566385	-4.86	-4.86	0.00
06/27/2025	Payment	300099	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566384	-1.62	-1.62	0.00

# Bank Account Statement

Two Rivers North CDD

**Bank Account No.** 5652  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

06/27/2025	Payment	300100	CHARTER COMMUNICATION S ACH	Inv: 1669019060725	-74.99	-74.99	0.00
06/23/2025		JE000644	Amenity Maintenance & Repairs	Bank recon adj Truist Bank CC payment	-69.88	-69.88	0.00
05/28/2025	Payment	1407A	TRUIST - CC (ACH)	TRUIST - CC (ACH) PREPAY	-413.84	-413.84	0.00
<b>Total Checks</b>					-175,258.98	-175,258.98	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

05/22/2025	Payment	1400	NICHOLAS J. DISTER	Check for Vendor V00010			-200.00
05/30/2025	Payment	300064	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22393921			-4.05
06/04/2025	Payment	1409	INFRAMARK LLC	Check for Vendor V00016			-675.00
06/20/2025	Payment	1421	KELLY ANN EVANS FIELDS	Payment of Invoice 001279			-200.00
06/25/2025	Payment	1424	CONSULTING GROUP, LLC	Check for Vendor V00069			-100.00
06/27/2025	Payment	1425	INFRAMARK LLC	Check for Vendor V00016			-13,525.00
06/27/2025	Payment	300081	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566383			-22.68
06/27/2025	Payment	300082	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566382			-136.08
06/27/2025	Payment	300083	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566381			-9.72
06/27/2025	Payment	300084	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566380			-274.59
06/27/2025	Payment	300085	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566388			-21.06
06/27/2025	Payment	300086	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22567412			-331.29
06/27/2025	Payment	300087	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566638			-862.53
06/27/2025	Payment	300088	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566390			-6.48
06/27/2025	Payment	300089	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566391			-29.16
06/27/2025	Payment	300090	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22568414			-78.57



# Bank Account Statement

Two Rivers North CDD

**Bank Account No.** 5652  
**Statement No.** 06\_25

**Statement Date** 06/30/2025

06/27/2025	Payment	300091	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566637	-443.45
06/27/2025	Payment	300092	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566394	-34.02
06/27/2025	Payment	300093	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566393	-28.35
06/27/2025	Payment	300095	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566389	-233.28
06/27/2025	Payment	300096	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22566387	-12.96
06/27/2025	Payment	300101	TECO TAMPA ELECTRIC ACH	Inv: 062025 6184	-159.65
06/27/2025	Payment	300102	TECO TAMPA ELECTRIC ACH	Inv: 062325 9981	-43.90
<b>Total Outstanding Checks</b>					-17,431.82

## Outstanding Deposits

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
<b>Total Outstanding Deposits</b>			40,292.30

# ESTIMATE

**Horticulture Haulers Inc.**  
11315 Carter Rd  
Palmetto, FL 34221

horticulturehaulersinc@gmail.com  
+1 (941) 842-4285



**Bill to**  
Inframark

**Ship to**  
Inframark

## Estimate details

Estimate no.: 1678  
Estimate date: 07/03/2025

Job Location: Childers

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Tree Trim</b>	Amenity Palm - Cabbage  - This service includes standard palm trimming at 9 and 3 o'clock for optimal health and appearance, removal of dead or hazardous limbs, crown cleaning, and clearance pruning as needed. Our team follows industry best practices to ensure proper care and clean-up of all debris.	20	\$37.50	\$750.00
2.	<b>Tree Trim</b>	Common Area Palm - Cabbage  - This service includes standard palm trimming at 9 and 3 o'clock for optimal health and appearance, removal of dead or hazardous limbs, crown cleaning, and clearance pruning as needed. Our team follows industry best practices to ensure proper care and clean-up of all debris.	17	\$37.50	\$637.50
3.	<b>Tree Trim</b>	Entrance Wall Palm - Cabbage  - This service includes standard palm trimming at 9 and 3 o'clock for optimal health and appearance, removal of dead or hazardous limbs, crown cleaning, and clearance pruning as needed. Our team follows industry best practices to ensure proper care and clean-up of all debris.	25	\$37.50	\$937.50

**Total** **\$2,325.00**

Note to customer

Accepted date  
7-3-25

Accepted by *Jayna Cooper*

# ESTIMATE

**Horticulture Haulers Inc.**  
11315 Carter Rd  
Palmetto, FL 34221

horticulturehaulersinc@gmail.com  
+1 (941) 842-4285



**Bill to**  
Inframark

**Ship to**  
Inframark

## Estimate details

Estimate no.: 1677  
Estimate date: 07/03/2025

Job Location: Northwater

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Tree Trim</b>	Amenity Palm - Cabbage  - This service includes standard palm trimming at 9 and 3 o'clock for optimal health and appearance, removal of dead or hazardous limbs, crown cleaning, and clearance pruning as needed. Our team follows industry best practices to ensure proper care and clean-up of all debris.	36	\$37.50	\$1,350.00
2.	<b>Tree Trim</b>	Entrance Wall Palm - Cabbage  - This service includes standard palm trimming at 9 and 3 o'clock for optimal health and appearance, removal of dead or hazardous limbs, crown cleaning, and clearance pruning as needed. Our team follows industry best practices to ensure proper care and clean-up of all debris.	24	\$37.50	\$900.00
<b>Total</b>					<b>\$2,250.00</b>

## Note to customer

2504 Widewater Wy, Zephyrhills, FL 33541

**Accepted date**  
7-3-25

**Accepted by** *Jayna Cooper*



3H Contracting, Inc. **A/C & HEATING**

3H Contracting, Inc. dba 3H AC  
 930 E 124th Ave. Tampa, FL 33612  
 813-979-4208 | 3hac@3hcontracting.com  
 www.3hac.com  
 License# CMC1249567

**BILL TO**

Northwater at Two Rivers  
 35707 Durand Court  
 Zephyrhills, FL 33541 USA

**ESTIMATE**  
 59617769

**ESTIMATE DATE**  
 Jul 01, 2025

**JOB ADDRESS**

Northwater at Two Rivers  
 35707 Durand Court  
 Zephyrhills, FL 33541 USA

**Job:****ESTIMATE DETAILS**

EEV and PCB board: This quote is for the replacement of the EEV motor and the main power board for the unit.. We will be replacing the pressure sensors as well associated with these devices.

(\$575 all in with labor/ time/ warranty processing)

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Labor and Materials 1	labor, service call and warranty processing	1.00	\$675.00	\$675.00
Discount-1	Management Discount	1.00	-\$100.00	-\$100.00
Payment is due upon receipt for this to be valid.				

<b>SUB-TOTAL</b>	\$575.00
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$575.00

Thank you for choosing 3H Contracting, Inc.

**CUSTOMER AUTHORIZATION**

3H Contracting hereby proposes to furnish all material and labor to complete all work in accordance with the above specifications for the sum of \$575.00 dollars.

This price includes all ENERGY COMPANY REBATES and MANUFACTURER discounts. All goods and/or services are priced to be paid by cash, check, or Zelle payments only. If using credit card or debit card a 4% convince fee will be added to the total prior to payment being made. If using financing, once approved the financing fee provided by the processor will be added to the total prior to payment being made.

### Terms and Conditions

These Terms and Conditions are part of the contract documents for any transaction between 3H Contracting, Inc. or 3H AC (collectively "3H AC") and any construction, installation, or service customer ("Customer") with whom 3H AC agrees to perform work. These Terms and Conditions supersede any other contracts or documents and where a conflict exists between these Terms and Conditions and any other contract document, these Terms and Conditions shall govern. A proposal may be withdrawn by 3H AC at any time prior to receipt of notice of acceptance by 3H AC's Customer.

### Price and Payment

Prices quoted by 3H AC are good for 30 days only. Customer agrees to pay all invoices rendered by 3H AC for work performed on behalf of Customer. Payment in full is due from Customer upon completion of work or receipt of the invoice in all cases. Customer agrees to pay interest at a rate of 3% per month for any overdue payment past 60 days and to pay reasonable attorneys' fees for collection of unpaid balances. Furthermore, failure to pay in full for any work shall allow 3H AC to cease work on this or any other work for Customer or Owner and to post notice at all work sites without liability. In the event of non-payment, 3H AC may, without prior notice, remove all workmen and stored material from the project site. No credit or offset by customer shall be permitted when service or work is refused for non-payment. All work furnished, lost profit, and costs of handling shall be due immediately upon invoice by 3H AC without liability to replace any equipment.

### Customer Liability

The customer agrees to be liable for all monies due to 3H AC and Customer agrees that any affiliate now or hereafter existing shall be liable jointly and severally with Customer for amounts due under this Agreement, including any interest, penalties, or attorneys' fees assessed for non-payment.

### Title to Equipment

Title to all equipment and materials provided by 3H AC under these terms shall not pass to Customer until payment in full has been unconditionally paid to and received by 3H AC. 3H AC shall have a security interest in the equipment, parts, and materials installed for customers until payment in full is received by 3H AC and Customer acknowledges this security interest by signing the contract documents. This secured interest shall apply for all purposes, including any bankruptcy or against any person claiming any interest in or to the goods or equipment. In the event of non-payment, Customer also grants 3H AC an unhindered right of entry onto the premises at which the work is being performed to remove all materials or supplies placed by 3H AC.

### Scope, Changes, and Substitutions

3H AC will perform the scope of work spelled out in the proposal and in accordance with these Terms and Conditions or as otherwise agreed in writing for the agreed upon price. Customer acknowledges that it has made the choice as to equipment size and specification and that 3H AC has followed those specifications. Customer assumes liability for recommendations made by 3H AC that are not accepted. If 3H AC has made the equipment size and specification determination, then the same is based upon the information provided by Customer to 3H AC and is not an independent evaluation. Unless otherwise set forth herein, 3H AC reserves the right to make substitutions of equal equipment, supplies, or materials without prior approval of Customer. Any and all changes to the work, set-offs, deductions, or other changes to the work must be agreed to in writing by 3H AC to become enforceable. Failure to make full payment for changes in the scope shall be cause for termination by 3H AC. Customer agrees to pay 3H AC the total cost associated with any extra work outside of what was agreed upon in the contract.

### Additional Items:

- (1) Replacement of Disconnect and/or Breakers due to size changes are not included in this proposal. If needed, there will be a CHANGE ORDER with an additional charge of \$85.00 (or more, depending on size of breaker required).
- (2) If, after removing the air handler, it is discovered that the top plate is rotten or sagging, there will be a CHANGE ORDER an additional quote will be provided by the office.
- (3) If in any situation a new whip or new wire are needed (due to the existing whip/wire not being the correct size to support the breaker there will be a CHANGE ORDER for an additional charge.
- (4) 3H is not responsible for underground line set leaks - We advise that any line sets running underground be replaced at the time of new installation (we will pressure test the existing underground line set), if the underground line set is recommended by 3H to be replaced and is not replaced, it will void the labor portion of the warranty. Please note if the underground line set needs to be replaced there will be a CHANGE ORDER for an additional charge depending on length/size of line set \*THIS DOES NOT APPLY TO LINE SETS THAT RUN ABOVEGROUND\*

- (5) 3H is not responsible for drywall, trim, or paint repairs due to drastic size variations - many times a grill can be added to cover any variances.
- (6) For jobs where the ceiling must be cut for supply or return boxes, 3H is not responsible for plaster damage or repairs due to cutting.
- (7) If this is a remodel job - 3H is not responsible for DEMO unless otherwise noted in the Proposal.
- (8) 3H is not responsible for programming issues related to "SMART" type thermostats or ANY thermostat found to have been reprogrammed by the homeowner/tenant. If troubleshooting over the phone is not sufficient/successful, a service charge will be incurred. It is the client's responsibility for programming of thermostats and each vendor has a technical service line that customers can call for help.
- (9) 3H AC is not responsible for any controls or equipment not included in above estimate. (IE: VAV's, Zone Boards, Zone Dampers, Sensors, etc.) Upon completion of approved work, if any non-estimate parts are not working, they will be repaired/replaced at an additional cost.
- (10) Any alterations, additions, adjustments or repairs made by others, unless previously authorized by 3H AC, shall be reason for 3H AC to void any labor warranty.
- (11) ICYNENE WAIVER: Existing homes or new construction homes modified or built with Icynene product (closed cell spray foam) tightly sealed in our humid Florida climate, are prone to mold and wet conditions. We strongly recommend full energy calcs on ANY house, and on Icynene homes we recommend absolute correct sizing, multistage air conditioning, whole house dehumidifiers with outdoor air intakes to ventilate the home.  
Furthermore, for any HVAC system designed or built by others, we will advise and attempt repair, but will not be held liable for any mold, moisture, or performance issues.
- (12) 3H AC is not responsible for any controls or equipment not included in above estimate. (IE: VAV's, Zone Boards, Zone Dampers, Sensors, etc.) Upon completion of approved work, if any non-estimate parts are not working, they will be repaired/replaced at an additional cost.
- (13) Any alterations, additions, adjustments or repairs made by others, unless previously authorized by 3H AC, shall be reason for 3H AC to void any labor warranty.

#### Equipment Pricing Clause

If project is not completed within 6 (six) months from the start date, customer will be responsible for any equipment or material costs increases that may be received due to the duration of the project going past 6 (six) months.

If the customer chooses not to purchase the equipment at the time of contract signing, any subsequent increases in equipment pricing will be assessed and passed along to the customer at the prevailing rates applicable at the time of equipment purchase. The customer acknowledges and agrees that the contract pricing for equipment is subject to change based on the supplier's pricing policies, market conditions, or other relevant factors.

The customer will be notified of any such pricing adjustments in writing prior to the equipment purchase, and the adjusted pricing will be applicable from the date of purchase onward. By entering into this agreement, the customer accepts responsibility for any changes in equipment pricing that may occur between the contract signing and the eventual equipment purchase.

This clause is an integral part of the overall agreement and remains valid unless modified in writing and agreed upon by both parties.

#### Insurance

3H AC agrees to purchase and maintain general liability insurance to cover all personal injury or damage to tangible property in an amount of not less than \$50,000. A certificate of liability insurance can be provided upon request.

#### Access to the Property

Customer grants to 3H AC a right of unhindered entry into the property where the work is to be performed to deliver or collect materials, tools, or equipment and/or to perform its work. This right shall not be terminated by a single use, but shall authorize multiple entries as when and where required, with no liability for damage.

#### Termination

3H AC shall have the right to terminate this Agreement for cause; cause shall include, but not be limited to, non-payment or any other breach of these Terms and Conditions. In the event of termination of the Agreement, 3H AC shall be entitled to the value of all services provided or incurred, including but not limited to design, installation, handling charges and administrative and collection costs and expenses. In the event that a breach is due to non-payment by purchaser or other cause not entirely caused by the acts or omissions by 3H AC, 3H AC shall also be entitled to its lost profit for the project.

#### Site Conditions

All bids and/or proposals presume the existence of suitable conditions for the placement of all equipment, goods, and work required to be installed by 3H AC and the existence of conditions as per plans. It is also presumed that access shall be granted by Customer or property owner in a method suitable to allow unhindered access to the work area for delivery of all materials and work by all persons required to perform the work herein contemplated and to perform such work only on normal business days, during usual business hours, and within the usual scheduling of 3H AC. Any variances in the conditions shall require additional payment to be made by the Customer as shall be determined by 3H AC based upon the conditions encountered and actual and administrative costs incurred. This includes delays or changes in the scope of work caused by Customer, property owner, or other contractors working on site.

#### Warranties

ALL IMPLIED WARRANTIES ARE HEREBY DISCLAIMED AND WAIVED BY THE CUSTOMER. All materials, parts, and equipment are only warranted by the manufacturers or suppliers as provided for by manufacturers or suppliers in writing. 3H AC warrants the labor performed by 3H AC for 90 days or as otherwise indicated in writing. 3H AC makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of 3H AC. No warranty for equipment, materials, or labor, whether written, implied, or otherwise, shall apply until 3H AC has been paid in full. All warranty periods begin at the time of substantial completion.

#### No Consequential Damages or Damages for Delays

Contractor shall be excused for delays in completion of the contracted dates caused by Acts of Nature, excessive rain delays, changes in construction objectives, delays caused by other contractors and or customer, delays caused by material shortage, acts of public agencies, failure of payment by customer. Similarly, 3H AC shall not be liable for any consequential damages or loss suffered by Customer or any other persons as a result of its performance or failure to perform under this Agreement or otherwise.

Work Site Address: 35707 Durand Court, Zephyrhills, FL 33541 USA

Total Cash Price: \$575.00

Sign here *Jayna Cooper*

Date 7-3-2025



## PROPOSAL – CHILDER’S

## PROJECT 15360

### OVERVIEW

A-TECH Consulting, Inc. submits this Scope of Work on **06/09/2025**, to install the following Low-Voltage Cabling System. The site is defined as **Childer’s**.

### SCOPE OF WORK

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Network Cabling  | <input type="checkbox"/> CCTV System   | <input checked="" type="checkbox"/> Access Control System | <input type="checkbox"/> Fire Alarm System |
| <input type="checkbox"/> Backbone Cabling | <input type="checkbox"/> Paging System | <input type="checkbox"/> Alarm System                     | <input type="checkbox"/> Nurse Call System |
| <input type="checkbox"/> CATV System      | <input type="checkbox"/> Wi-fi System  | <input type="checkbox"/> DAS System                       | <input type="checkbox"/> I.T. Services     |

### ACCESS CONTROL

#### **Provide the following:**

- (100) Access Control Cards.

**Total including applicable sales tax:** **\$ 1,085.94**

**Expedited Shipping:** **\$ 200.00**

**Final Total:** **\$ 1,285.94**

**A-TECH Consulting, Inc.**

Subcontractor/Seller

Printed

Title

Signature

Date

**Two Rivers North CDD**

Contractor/Buyer

Jayna Cooper

Printed

District Manager

Title

*Jayna Cooper*

Signature

6/30/2025

Date

3901 West Osborne Avenue Tampa, FL 33614  
 Tel: 800-500-7922 | 813-887-1178 | Fax: 813-887-5697 | Email: [drodriguez@atechtampa.com](mailto:drodriguez@atechtampa.com)  
 State of Florida License #EG13000338



## PROPOSAL – CHILDER’S

## PROJECT 15360

### GENERAL TERMS AND CONDITIONS

**TERMS OF PAYMENT:** The customer agrees to pay A-TECH (Contractor) the total purchase price, plus applicable sales tax, listed for the material and labor used as outlined in this Purchase Agreement. The Contractor will provide labor progress invoices for work performed in association with this Purchase Agreement. All invoices are due no later than 30 days from receipt. An initial deposit of 25% is required at signing this Purchase Agreement.

**LATE CHARGES ON PAST DUE ACCOUNTS:** Customer agrees to pay Contractor 1.5% interest per month (an annual rate of 18%) on any unpaid balance after the due date.

**TIMELINE:** Customer recognizes that if the project is delayed or accelerated due to reasons beyond the reasonable control of Contractor or its employees, that Contractor may incur additional expenses. Such expenses may include, but are not limited to, employee wages, materials, mileage, design and re-engineering fees and lodging. The Customer agrees to reimburse Contractor for these additional expenses at a rate equal to Contractor’s standard fees.

**CHANGE IN SCOPE:** Any change to the scope of work, as specified in this Purchase Agreement, which is requested by the customer, or its duly authorized representative, may only be affected through a written change order. The change order must be signed by an authorized representative of the customer, and an additional purchase order, or an amendment to the original purchase order issued. All change orders to the original scope of work shall be bound to the Terms and Conditions stated herein.

**CANCELLATION:** Customer acknowledges that this is a non-cancellable Purchase Agreement. If the customer elects to return any material or equipment delivered as part of this Purchase Agreement, it must be unused and in its original packaging. The customer will be liable for any restocking fees incurred by the Contractor, at a rate equal to the amount charged to Contractor, on all returned material and equipment. Customer will also be liable for all labor hours performed at Contractor’s standard hourly rate.

**CUSTOMER RESPONSIBILITIES:** Unless stated otherwise in the General Notes, Exclusions and Clarifications section of this contract it is the responsibility of the customer to provide the following:

- A safe and secure method for storing all materials and equipment related to this project.
- Adequate environment at the work site IE: ventilation, lighting etc.
- A single point of contact for the duration of the project.

**LIMITATION:** All prices remain in effect for thirty (30) days from the date of this Purchase Agreement.

**INSURANCE:** A-TECH will maintain the following types of insurance coverage and liability limits:

- Commercial automobile insurance for all non-owned vehicles, covering bodily injury and property damage, with a limit of \$1,000,000 for each occurrence.
- Commercial general liability insurance covering bodily injury, property damage, and contractual liability, with a limit of \$3,000,000 for each occurrence and \$6,000,000 general aggregate. Workers' compensation, with the statutory requirement for coverage.

**Additional Insured:** A-TECH will name CLIENT as an additional insured on A-TECH Consulting, Inc. general liability policy. Certification: A-TECH will provide CLIENT with a certificate of insurance confirming all insurance.

ITZ Electric Corp  
13205 Shadberry Lane  
Hudson, FL 34667

Estimate

Date	Estimate No.
6/13/2025	F2048

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

Name/Address    Two Rivers North CDD - Northwater

Inframark  
2654 Cypress Ridge Blvd.  
Wesely Chapel, FL 33544

Project		
North Waters		
Description	Rate	Total
Supply and install Surge protection at each of (4) outdoorAC split unit	1,000.00	1,000.00
Jayna Cooper      6-29-2025		
District Manager		
Total		\$1,000.00

ITZ Electric Corp  
13205 Shadberry Lane  
Hudson, FL 34667

Estimate

Date	Estimate No.
6/13/2025	F2049

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

Name/Address  
Two Rivers North CDD    Childers  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Project		
Two Rivers North CDD		
Description	Rate	Total
Supply and install Surge protection at each of (4) outdoor AC split unit	1,000.00	1,000.00
<i>Jayna Cooper</i> 6-29-25 District Manager		<b>Total</b> \$1,000.00





Proudly Serving Florida's Residential,  
Commercial and Industrial Markets with  
Top Quality Vinyl and Aluminum Fence,  
Railings & Estate Gates.

Date: <u>6/19/25</u>	Customer: <u>Inframark</u>
Project: <u>Northwater /playground</u>	Contact: <u>Jessie</u>
Location: <u>2689 Widewater Way Zephyrhills</u>	Phone: <u>352 467 8439</u>
Drawings: <u>n/a</u>	Email: <u>jessie@inframark.com</u>

<i><b>Proposal</b></i>	Feet	Total
Install new 1) black coated wire mesh 35 1/2" x 51 7/8" panel at playground entrance. Weld new panel to aluminum subframe.		
Install new 1) black coated wire mesh 55" x 61" panel for playground area.		
1 year labor warranty		\$ 1,586.00

Signature: Jayma Coupe

Date: 6/29/25

# ESTIMATE

**Horticulture Haulers Inc.**  
11315 Carter Rd  
Palmetto, FL 34221

horticulturehaulersinc@gmail.com  
+1 (941) 842-4285



**Bill to**  
Inframark

**Ship to**  
Inframark

## Estimate details

Estimate no.: 1661  
Estimate date: 06/17/2025

Job Location: 36013 Ellsworth place  
Zephyrhil

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Tree Removal</b>	Removal of a large pine tree in the retention pond.	1	\$2,800.00	\$2,800.00
<b>Total</b>					<b>\$2,800.00</b>

Accepted date

6/20/25

Accepted by



Proudly Serving Florida's Residential,  
Commercial and Industrial Markets with  
Top Quality Vinyl and Aluminum Fence,  
Railings & Estate Gates.

Date: <u>6/17/25</u>	Customer: <u>Inframark</u>
Project: <u>Northwater</u>	Contact: <u>Jessie</u>
Location: <u>2689 Widewater Way Zephyrhills</u>	Phone: <u>352-467-8439</u>
Drawings: <u>n/a</u>	Email: <u>jessie@inframark.com</u>

<i><b>Proposal</b></i>	Feet	Total
Install new 3) sets of new black coated L hinges with tension springs.		
Reinstall exiting gate / adjust so gate open and closes correctly.		
1 year labor warranty		\$ 745.00

Signature: Jayna Cooper

Date: 6-19-2025



Proudly Serving Florida's Residential,  
Commercial and Industrial Markets with  
Top Quality Vinyl and Aluminum Fence,  
Railings & Estate Gates.

Date: <u>6/17/25</u>	Customer: <u>Inframark</u>
Project: <u>2 River</u>	Contact: <u>Jessie</u>
Location: <u>1990 Lanier Rd. Zephyrhills</u>	Phone: <u>352-467-8439</u>
Drawings: <u>n/a</u>	Email: <u>jessie@inframark.com</u>

<i><b><u>Proposal</u></b></i>	Feet	Total
Install new 3) sets of new black coated L hinges with tension springs.		
Reinstall exiting aluminum gate / adjust so gate open and closes correctly.		
1 year labor warranty		\$ 785.00

Signature: Jayna Cooper

Date: 6-19-2025





# QUOTATION

Number: QUOT0004

Date: Jun 10, 2025

**FOR:****INFRAMARK (Jayne cooper)**

813-608-8242

jayna.cooper@inframark.com

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

**QUOTATION FROM:****M&R Property Solutions**

808-291-3629

mike.rod.propertytsolutions@gmail.com

Spring Hill, FL

Description	Quantity	Unit price	TAX	Amount
<b>STORM DRAIN CURBING REPAIR</b> Repair damaged storm drain curbing	1	\$600.00	0.0 %	\$600.00
<b>REPAIR DAMAGED SIDEWALK</b> 12' x 5' section of curved sidewalk severely damaged	1	\$1,300.00	0.0 %	\$1,300.00
<b>REPAIR DAMAGED SIDEWALK</b> Small section of sidewalk needs repaired	1	\$525.00	0.0 %	\$525.00
<b>SIDEWALK REPAIR</b> 20' x 5' cracked sidewalk to be excavated and install new concrete. Brush texture finish.	1	\$1,150.00	0.0 %	\$1,150.00
<b>TRAVEL DISTANCE</b>	1	\$200.00	0.0 %	\$200.00
<b>REPAIR DAMAGED SIDEWALK</b>	1	\$595.00	0.0 %	\$595.00
<b>MATERIALS</b>	1	\$250.00	0.0 %	\$250.00
<b>SUBTOTAL:</b>				<b>\$4,620.00</b>
<b>TAX:</b>				<b>\$0.00</b>
<b>TOTAL:</b>				<b>\$4,620.00</b>
<b>PAID:</b>				<b>\$0.00</b>

**Payment instructions**

Venmo: MR\_HandyMan

Zelle: 8082913629

PayPal: 8082913629

**BALANCE DUE****\$4,620.00**

*Jayna Cooper*  
District Manager

6-16-2025



Photo 1



Photo 2



Photo 3



Photo 4

## **Seventh Order of Business**



ARTURO GANDARILLA.  
DISTRICT FIELD COORDINATOR

## TWO RIVERS NORTH JULY FIELD INSPECTION REPORT, 7/7/25, 12:30 PM

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TWO RIVERS NORTH CDD. DOWN TO EARTH.

Green – In progress or completed.

Orange - Item is scheduled.

Red - Item has not been addressed by vendor.

Monday, July 7, 2025

Prepared For Board Of Supervisors.

21 Items Identified



**ITEM 1- SR 56**

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Photos 1 through 4 show the landscape beds along State Road 56, on both sides of the North Water entrance. These areas have a significant amount of weeds that need immediate attention. In some spots, the weeds are now taller than the plants themselves. Please address this as soon as possible.



**ITEM 2- SR 56**

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Photos 1 through 3 also highlight the condition of the hedges in this same area. The hedges are overgrown and running into each other, making the entrance look unmaintained. These need to be trimmed back enough to create definition and separation between individual plants, but without over-pruning or leaving harsh cuts. The goal is to give them a natural, clean look with better clearance and shape — not squared off or overly manicured, just enough to show they've been maintained properly.





### ITEM 3- WIDEWATER WAY

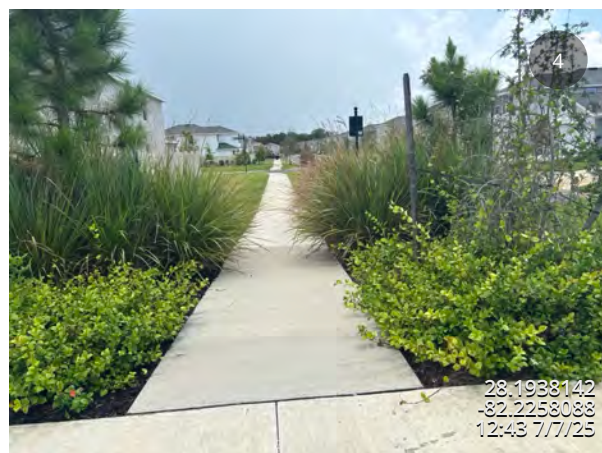
Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Photo 1 also shows ornamental grasses growing over onto the sidewalk. These need to be trimmed back to keep the walkway clear and safe for pedestrians.

Photo 2 shows ornamental grasses growing into an oak tree, creating an unkempt appearance. The grasses should be trimmed back away from the base of the tree. Additionally, the oak tree has low-hanging branches that need to be lifted to improve clearance and appearance.

Photos 3 and 4 were noted in my previous report. The ornamental grasses at the corners still need to be trimmed back properly. These areas are becoming a safety hazard for residents walking out onto the main boulevard, as visibility is being blocked and the grasses are encroaching onto the sidewalk.



**ITEM 4- WIDEWATER WAY.**

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Photo 1 shows the jasmine bed being overrun by weeds. This area needs to be cleared out as soon as possible to prevent the weeds from choking out the jasmine and affecting the appearance of the bed.

Photo 2 shows that the bed is missing some iris plants. Please provide a proposal to fill in the missing iris on both sides of the entrance monument.

Photo 3 shows the flower beds looking good. The flowers have a beautiful color and appear healthy.





**ITEM 5- WIDEWATER WAY.**

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Photo 1 shows the ornamental grasses encroaching onto the sidewalk need to trim back.

Photo 2 on the right side of widewater way towards sunflower Hill. The beds have a significant amount of weeds that need to be taken care of as soon as possible.





**ITEM 6- KINSEY PT.**

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Although the Shell Trail was sprayed and most of the weeds have died off, there are still a few remaining weeds that require additional treatment with weed control. Additionally, a method should be implemented to effectively remove the dead weeds to maintain a clean and well-kept appearance.



**ITEM 7- SUNFLOWER HILL DR.**

Due By: Thursday, August 7, 2025

Assigned To: Down To Earth.

Photos 1-2 The ornamental grasses still need to be trimmed back, as previously requested last month. Please ensure this is addressed promptly to maintain a neat appearance and avoid further delays.

Photo 3- the picnic table area is well maintained.

Photo 4- The asphalt trail has weeds growing through it in several areas. These should be treated with weed control, and any dead weeds should be burned down or otherwise removed to ensure the trail remains clean and safe for use.



## ITEM 8- GARDINER LN.

Due By: Monday, July 28, 2025

Assigned To: Sitex Aquatic

The pond has some filamentous algae and cattail.





## ITEM 9- LOCKMAN WAY.

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Around the lift station, the beds have a significant amount of weeds that need to be taken care of as soon as possible. Also, there are a few dead ornamental grasses that will need to be replaced. Provide a proposal if needed.





## ITEM 10- BIRNEY WAY.

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

The pocket park has 2 dead Walter's that will need to be replaced.



## ITEM 11- POND A1-2

Due By: Monday, July 28, 2025

Assigned To: Sitex Aquatics

The pond has shoreline weeds.



**ITEM 12- LANIER ROAD.**

Due By: Monday, August 7, 2023

Assigned To: Down To Earth.

Down To Earth has been actively working on the shell trails, including spraying and general upkeep. While progress has been made, the trails still require additional detailing to enhance their overall appearance. We will be to add more shell material to improve the look and consistency of the trails. In the meantime, Down To Earth will continue maintaining them during each visit to ensure they remain presentable for the community and its residents.



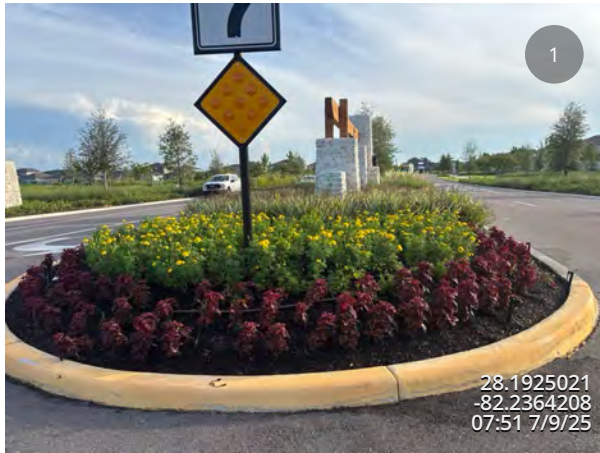


**ITEM 13- CHILDERS WAY.**

Due By: Monday, August 4, 2025

Assigned To: Down To Earth.

The annuals look bright and healthy, but there are some weeds that need to be removed. Ongoing maintenance is needed to keep the area weed-free.

**ITEM 14- POND A1-7**

Due By: Monday, July 28, 2025

Assigned To: Sitex Aquatics.

The pond has trash that needs to be removed on next service visit.



**ITEM 15- CHILDERS WAY.**

Due By: Monday, August 4, 2025

Assigned To: Down To Earth.

Photos 1–3 show beds with a significant amount of weeds that need immediate attention.  
Photo

4 shows turf in poor condition—please inspect the area to determine the cause. If sod replacement is needed, provide a proposal as soon as possible.





**ITEM 16-CLUBHOUSE.**

Due By: Monday, August 4, 2025

Assigned To: Down To Earth.

Photo 1 was noted in the previous report. The oak trees still need to be raised, as they pose a safety concern when exiting the clubhouse parking lot. Additionally, the Confederate jasmine should be trimmed for a cleaner look and better shape.

Photo 2 Trim the star jasmine in front of the clubhouse windows and continue around toward the pool for a neat and uniform appearance.

Photo 3 Trim all plant material away from the fence surrounding the pool to maintain a clean and unobstructed area.



## ITEM 17-POND A1-1

Due By: Monday, July 28, 2025

Assigned To: Sitex Aquatics.

The pond has filamentous algae.



## ITEM 18- ACKLEY TRACE.

Assigned To: Down To Earth. The lift station is well maintained.





**ITEM 19- GRAVELLY DR.**

Due By: Monday, August 4, 2025

Assigned To: Down To Earth.

At the end of Gravelly Dr.

Photo 1 straighten the leaning oak.

Photo 2 there are a few dead dwarf Pringle podos that need to be removed and replaced.

Photo 3 the trail leading towards Sunflower hill is well maintained.





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**ITEM 20- POND A1-B**

Due By: Monday, July 28, 2025

Assigned To: Sitex Aquatics.

The pond has lots of trash at the waters edge &amp; algae bloom.



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**ITEM 21- LANIER RD.**

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

Photo 1: Remove the tree poles or properly secure them if they are still needed.

Photo 2: Straighten the tree that has fallen onto the fern. If it cannot be secured upright, remove and provide a proposal to install a replacement tree.

