

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 21, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Two Rivers North Community Development District

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

The Regular Meetings of Two Rivers North Community Development District will be held on **October 21, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

Meeting ID: 224 779 961 996 3
Passcode: F7AZ3qT6

Call in (audio only) +1 646-838-1601
Phone Conference ID: 200 322 157#

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

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Goals & Objectives
- B. Discussion of Driveway Apron Widening Request – 34714 Rainville Loop
- C. Consideration of Resolution 2026-01; Redesignation of Officers
- D. Consideration of Resolution 2026-02; Authorizing Drainage Easement to EPG
- E. Consideration of Resolution 2026-03; Authorizing Certain Property Inadvertently Conveyed to District to be Conveyed to the Developer
- F. Consideration of Resolution 2026-04; Approving Conveyance of a Drainage Easement to EPG

4. CONSENT AGENDA

- A. Approval of Minutes of the August 19, 2025 Public Hearing & Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures August & September 2025
- C. Acceptance of the Financials and Approval of the Check Register for August & September 2025
- D. Ratification for Down to Earth Proposal # 126549 - Tree/Plant Installation and Irrigation Repairs (\$7,537.12)
- E. Ratification of Infrastructure Cost Sharing Agreement

5. BUILDER REQUESTS AND COMMENTS

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Two Rivers North Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Two Rivers North Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Two Rivers North Community Development District

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS
NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 21st day of October, 2025.

Attest:

**Two Rivers North Community Development
District**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2026-02

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF A DRAINAGE EASEMENT TO EPG TWO RIVERS NORTH, LLC AND AUTHORIZING THE CHAIR TO EXECUTE SAID DRAINAGE EASEMENT AND ANY OTHER DOCUMENTS REQUIRED TO EFFECTUATE SAID CONVEYANCE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS the District is the owner of certain real property situated in Pasco County, Florida which is more particularly described on **Exhibit “A”** attached hereto (the “**Drainage Easement Area**”), which contains a drainage pond and ancillary drainage infrastructure (“**Grantor’s Drainage Facilities**”); and

WHEREAS, EPG Two Rivers North, LLC, a Florida limited liability company (“**Owner**”) owns property adjacent to the District and has requested permission to use the Grantor’s Drainage Facilities for surface water runoff; and

WHEREAS, the District and Owner have entered into an infrastructure cost sharing agreement whereby Owner has agreed to share in the costs of Grantor’s Drainage Facilities and related maintenance; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) finds that approving the conveyance of a drainage easement to Owner is in the best interests of the District.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The Board hereby authorizes and approves of the conveyance of a drainage easement to Owner over the Drainage Easement Area and the Board hereby authorizes and directs the Chair or Vice Chair to sign the drainage easement and any other documents required to effectuate said conveyance.

Section 3. All sections or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed. In the event any portion of this Resolution is found to be

unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 4. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 21st day of October 2025, by the Board of Supervisors of the Two Rivers North Community Development District.

Attest:

**Two Rivers North
Community Development District**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit “A”

(Legal Description and Description Sketch included on following pages)

RESOLUTION 2026-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN PROPERTY INADVERTENTLY CONVEYED TO THE DISTRICT TO BE CONVEYED TO THE DEVELOPER.

WHEREAS, the Board of Supervisors of the Two Rivers North Community Development District (the “**District**”) owns certain real property located in Pasco County, described in **Exhibit “A”**, which is attached hereto and incorporated herein by this reference (“**Property**”); and

WHEREAS, the Property was inadvertently conveyed to the District pursuant to the deed recorded on January 20, 2022 in Official Records Book 10533, Page 2868, of the public records of Pasco County, Florida by EPG Two Rivers North, LLC, a Florida limited liability company (“**Developer**”); and

WHEREAS, the Developer intended for the Property to be privately owned and maintained, and has requested that the Property be conveyed from the District back to the Developer to correct the inadvertent conveyance; and

WHEREAS, the District Engineer has determined that the Property is not part of the District’s capital improvements project or other plan and no bond proceeds were used to develop the Property; and

WHEREAS, in accordance with Section 190.011 (1), Florida Statutes, the District may dispose of real property; and

WHEREAS, the District is amenable to conveying the Property to the Developer and the Developer desires to accept ownership of the Property.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The District hereby finds that it is in the best interests of the District to convey the Property back to the Developer.

Section 3. The District hereby authorizes and directs the Chair or Vice Chair of the Board of Supervisors to execute a Special Warranty Deed conveying the Property to the Developer.

Section 4. All sections or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed. In the event any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 21st day of October 2025, by the Board of Supervisors of the Two Rivers North Community Development District.

Attest:

**Two Rivers North
Community Development District**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit “A”

(Legal Description and Description Sketch included on following pages)

RESOLUTION 2026-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF A DRAINAGE EASEMENT TO EPG TWO RIVERS NORTH, LLC AND AUTHORIZING THE CHAIR TO EXECUTE SAID DRAINAGE EASEMENT AND ANY OTHER DOCUMENTS REQUIRED TO EFFECTUATE SAID CONVEYANCE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS the District is the owner of certain real property situated in Pasco County, Florida which is more particularly described on **Exhibit “A”** attached hereto (the “**Drainage Easement Area**”), which contains a drainage pond and ancillary drainage infrastructure (“**Grantor’s Drainage Facilities**”); and

WHEREAS, EPG Two Rivers North, LLC, a Florida limited liability company (“**Owner**”) owns property adjacent to the District and has requested permission to use the Grantor’s Drainage Facilities for surface water runoff; and

WHEREAS, the District and Owner have entered into an infrastructure cost sharing agreement whereby Owner has agreed to share in the costs of Grantor’s Drainage Facilities and related maintenance; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) finds that approving the conveyance of a drainage easement to Owner is in the best interests of the District.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The Board hereby authorizes and approves of the conveyance of a drainage easement to Owner over the Drainage Easement Area and the Board hereby authorizes and directs the Chair or Vice Chair to sign the drainage easement and any other documents required to effectuate said conveyance.

Section 3. All sections or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed. In the event any portion of this Resolution is found to be

unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 4. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 21st day of October 2025, by the Board of Supervisors of the Two Rivers North Community Development District.

Attest:

**Two Rivers North
Community Development District**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit “A”

(Legal Description and Description Sketch included on following pages)

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

The Public Hearing and regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday August 19, 2025, and called to order at 11:04 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Kelly Evans	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Debbie Wallace	District Manager
Wesley Elias	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Jesenia Perez	On-site Manager
Arturo Gandarilla	Field Manager (<i>via phone</i>)

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

The Board received comments regarding public/resident street parking, resident lawn/fence damages.

THIRD ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2026 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Adopting Fiscal Year 2026 Final Budget, was opened. 3-0

B. Discussion on Fiscal Year 2026 Budget

Ms. Cooper presented the FY 2026 Budget indicating no increase. No additional discussions ensued.

C. Close Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was closed. 3-0

D. Consideration of Resolution 2025-08; Adopting Final Fiscal Year 2026 Budget

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-08; Adopting Final Fiscal Year 2026 Budget, was adopted. 3-0

E. Consideration of Resolution 2025-09; Levying O&M Assessment for FY 2025-2026 Budget

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-09; Levying O&M Assessment for FY 2025-2026 Budget, was adopted. 3-0

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule**

The following is the FY 2026 CDD Meeting Schedule:

- October 22, 2025
- November 18, 2025
- December 16, 2025
- January 20, 2026
- February 17, 2026
- March 17, 2026
- April 21, 2026
- May 19, 2026
- June 16, 2026
- July 21, 2026
- August 18, 2026

- September 15, 2026

** Meeting may be rescheduled or canceled due to the holiday.*

All meetings will convene at 11:00 AM. ET at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule, adjusting the time to reflect 11:00 am ET, as detailed above, was adopted. 3-0

B. Acceptance of Fiscal Year 2025 Grau Engagement Letter

On MOTION by Mr. de Ossa seconded by Ms. Evans, with all in favor, Fiscal Year 2025 Grau Engagement Letter, was accepted. 3-0

FIFTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the July 15, 2025 Meeting**
- B. Consideration of Operation and Maintenance Expenditures July 2025**
- C. Acceptance of the Financials and Approval of the Check Register for July 2025**
- D. Ratification of Infrastructure Cost Sharing Agreement with Outside Owner Parcel**
- E. Ratification of Blower Motor Replacement**
- F. Ratification of Two Rivers North CDD Trash**

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

SIXTH ORDER OF BUSINESS

Builders' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson mentioned providing "Demand-Letters" to homes on Sunflower Hills Drive regarding SOD/Mulch applied unto CDD properties/drainage, conservation areas and requested action be taken by the Board to which Mr. de la Ossa mentioned working in conjunction with landscaping to propose suggestions to address the situation and RFP.

B. District Engineer

Mr. Waag requested confirmation regarding resident complaints on Palm/Oak trees. Ms. Cooper advise the Board, Cease & Desist letters have been sent addressing the issue.

C. District Manager

There being no additional reports, the next item followed.

i. Community Inspection Reports

The Community Inspections report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided landscaping updates, weeds, flower replacements, re-shell paths. Mr. de la Ossa requested update on hard-cut plant/dead plant material.

Ms. Perez presented a recap of recent events, and mentioned the upcoming fall festival.

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

Mr. de la Ossa requested Ms. Cooper update the Board on the towing policy rules/regulations and enforcement. Discussion ensued.

NINTH 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 11:24 am. 3-0
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Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/1/2025	149106	\$6,884.80	\$6,884.80	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/1/2025	149107	\$7,093.84	\$7,093.84	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/1/2025	149116	\$5,347.61	\$5,347.61	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/1/2025	149117	\$17,810.89	\$17,810.89	LANDSCAPING
INFRAMARK LLC	8/1/2025	155335	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	8/1/2025	155335	\$375.00		ADMINISTRATION
INFRAMARK LLC	8/1/2025	155335	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	8/1/2025	155335	\$50.00		RENTAL & LEASES
INFRAMARK LLC	8/1/2025	155335	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	8/1/2025	155335	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	8/1/2025	155335	\$416.67		DISSEMINATION SERVICES
INFRAMARK LLC	8/1/2025	155335	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	8/1/2025	155335	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	8/1/2025	155335	\$1,500.00		FIELD MANAGEMENT
INFRAMARK LLC	8/1/2025	155335	\$500.00		CONSTRUCTION ACCOUNTING
INFRAMARK LLC	8/1/2025	155335	\$7,083.33	\$13,525.00	ONSITE SERVICES-JESENIA PEREZ
JAYMAN ENTERPRISES	7/31/2025	4138	\$1,575.00	\$1,575.00	JANITORIAL CONTRACT
JAYMAN ENTERPRISES	7/31/2025	4139	\$1,825.00	\$1,825.00	JANITORIAL CONTRACT
SIGNAL 88, LLC	8/14/2025	US_68726	\$1,817.16	\$1,817.16	ROVING PATROL
SITEX AQUATICS	8/1/2025	10100-B	\$3,010.00	\$3,010.00	LAKE MAINTENANCE
STANTEC	4/17/2025	2384726	\$817.50	\$817.50	ENGINEERING SERVICES THROUGH APRIL 2025
STANTEC	8/20/2025	2440737	\$1,136.50	\$1,136.50	DISTRICT ENGINEER
TRULY NOLEN BRANCH 059	7/29/2025	590289235	\$85.00	\$85.00	PEST CONTROL
Monthly Contract Subtotal			\$60,928.30	\$60,928.30	
Variable Contract					
STRALEY ROBIN VERICKER	8/15/2025	26968	\$5,550.38	\$5,550.38	DISTRICT COUNSEL
Variable Contract Subtotal			\$5,550.38	\$5,550.38	
Utilities					
CHARTER COMMUNICATIONS ACH	7/24/2025	1665027072425	\$99.99	\$99.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS ACH	8/7/2025	1669019080725	\$99.99	\$99.99	ACCT #8337 13 062 1665027
NEXTERA ENERGY	7/28/2025	30665429	\$6.31	\$6.31	GAS

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
NEXTERA ENERGY	8/20/2025	31050905	\$5.35	\$5.35	GAS
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915517	\$7.29	\$7.29	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915516	\$0.81	\$0.81	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22916533	\$108.54	\$108.54	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915760	\$375.02	\$375.02	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915512	\$4.86	\$4.86	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915510	\$4.86	\$4.86	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915508	\$2.43	\$2.43	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915507	\$5.67	\$5.67	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915506	\$0.81	\$0.81	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915505	\$16.20	\$16.20	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915504	\$7.29	\$7.29	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915503	\$83.43	\$83.43	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22917551	\$108.54	\$108.54	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915759	\$324.12	\$324.12	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915511	\$12.96	\$12.96	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915515	\$4.05	\$4.05	WATER
PASCO COUNTY UTILITIES SERVICE ACH	8/20/2025	22915513	\$0.81	\$0.81	WATER
TECO TAMPA ELECTRIC ACH	8/20/2025	082025-9981	\$43.07	\$43.07	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/20/2025	082025-6184	\$78.07	\$78.07	ELECTRIC
TRULY NOLEN BRANCH 059	8/18/2025	590291596	\$85.00	\$85.00	PEST CONTROL
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-7327	\$43.50	\$43.50	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-7332	\$47.59	\$47.59	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-7333	\$40.59	\$40.59	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-7341	\$40.70	\$40.70	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-8834	\$4,450.69	\$4,450.69	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-8838	\$4,044.21	\$4,044.21	PUBLIC LIGHTING
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-6250	\$683.33	\$683.33	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-2688	\$40.48	\$40.48	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-2690	\$40.81	\$40.81	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-2691	\$613.83	\$613.83	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-8828	\$40.16	\$40.16	ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC ACH	8/12/2025	081225-8832	\$40.70	\$40.70	ELECTRIC
Utilities Subtotal			\$11,612.06	\$11,612.06	

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
CARLOS DE LA OSSA	8/19/2025	CO-081925	\$200.00	\$200.00	BOARD 8/19/25
KELLY ANN EVANS	8/19/2025	KE-081925	\$200.00	\$200.00	BOARD 8/19/25
NICHOLAS J. DISTER	8/19/2025	ND-081925	\$200.00	\$200.00	BOARD 8/19/25
SIGNAL 88, LLC	8/4/2025	US_67643	\$2,550.40	\$2,550.40	ROVING PATROL
SIGNAL 88, LLC	8/18/2025	US_69953	\$2,040.32	\$2,040.32	ROVING PATROL
SIGNAL 88, LLC	8/18/2025	US_69957	\$255.04	\$255.04	ROVING PATROL
SIGNAL 88, LLC	8/18/2025	US_69956	\$2,040.32	\$2,040.32	ROVING PATROL
SIGNAL 88, LLC	8/18/2025	US_69954	\$255.04	\$255.04	ROVING PATROL
SYED MUBASHIR	8/25/2025	SM 082525 REF	\$250.00	\$250.00	CLUBHOUSE DEPOSIT REFUND
TIMES PUBLISHING COM	7/30/2025	47216-072325	\$227.60	\$227.60	LEGAL AD
TIMES PUBLISHING COM	7/9/2025	43932-070925	\$782.00	\$782.00	LEGAL AD
Regular Services Subtotal			\$9,000.72	\$9,000.72	
Additional Services					
3H CONTRACTING, INC.	7/30/2025	60103405	\$125.00	\$125.00	AC REPAIRS
BIG SUN FENCING & BIG SUN PRODUCTS	6/28/2025	SB-1591	\$550.00	\$550.00	FENCE REPAIRS
BIG SUN FENCING & BIG SUN PRODUCTS	6/28/2025	SB-1592	\$550.00	\$550.00	FENCE REPAIRS
COASTAL FENCE SERVICES, LLC	7/14/2025	17	\$700.00	\$700.00	BARBED WIRE FENCE INSTALL
COASTAL OUTDOOR SERVICES LLC	7/30/2025	2725	\$4,850.00	\$4,850.00	ELECTRICIAN
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/29/2025	149719	\$4,920.06	\$4,920.06	TREE AND PLANT REPLACEMENT
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/31/2025	150111	\$1,667.27	\$1,667.27	REPLACE DEAD MAPLE ALONG CHILDERS
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/31/2025	150114	\$6,739.21	\$6,739.21	OAK TREE REPLACEMENT
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/29/2025	149718	\$2,054.02	\$2,054.02	FRONT BULLNOSE ANNUALS ON WIDEWATER
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/29/2025	149717	\$2,054.02	\$2,054.02	FRONT BULLNOSE ANNUALS ON CHILDERS
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/31/2025	150119	\$1,742.27	\$1,742.27	REPLACE DEAD MAPLE ALONG NORTHWATER BLVD
FIELDS CONSULTING GROUP, LLC	8/26/2025	3644	\$400.00	\$400.00	INSTALL SIGNAGE
HORTICULTURE HAULERS, INC.	7/21/2025	91005	\$2,250.00	\$2,250.00	TREE TRIMMING
HORTICULTURE HAULERS, INC.	7/21/2025	91006	\$2,325.00	\$2,325.00	TREE TRIMMING
HORTICULTURE HAULERS, INC.	7/22/2025	91007	\$2,800.00	\$2,800.00	TREE REMOVAL
KINGS POWER WASHING SERVICE	8/19/2025	1166	\$125.00	\$125.00	CLEANED TRASH CAN ON POOL DECK
KINGS POWER WASHING SERVICE	8/19/2025	1165	\$925.00	\$925.00	POOL DECK CLEANING
TRUIST - CC (ACH)	8/9/2025	080925 1013	\$1,077.54	\$1,077.54	CC CHARGES

<p>TWO RIVERS NORTH CDD</p> <p>Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services Subtotal			\$35,854.39	\$35,854.39	
TOTAL			\$122,945.85	\$122,945.85	

Down to Earth

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



Invoice: #149106

August 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

8/1/2025

Date Due

8/31/2025

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
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

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

Down to Earth

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



Invoice: #149107

August 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

Project/Job

Two Rivers North CDD - Childers Contract (2025)

Invoice Date

8/1/2025

Date Due

8/31/2025

Terms

Net 30

Customer PO #

Estimate # 103505

Invoice Details

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

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

Down to Earth

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



Invoice: #149116

August 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

Project/Job

Two Rivers North CDD A1 Contract (2025)

Invoice Date

8/1/2025

Date Due

8/31/2025

Terms

Net 30

Customer PO #

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
(352) 523-4954

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

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$6,212.69
Sales Tax	\$0.00
Total	\$6,212.69
Credits/Payments	(\$865.08)
Balance Due	\$5,347.61

Down to Earth

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



Invoice: #149117

August 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

Two Rivers North CDD A2 Contract (2025)

Invoice Date

8/1/2025

Date Due

8/31/2025

Terms

Net 30

Customer PO #

Estimate # 103500

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#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
(352) 523-4954

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To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

155335

DATE

8/1/2025

BILL TO

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

CUSTOMER ID

C2410

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

Services provided for the Month of: August 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
Subtotal					13,525.00

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

Invoice

Date	Invoice #
7/31/2025	4138

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/31/2025	4139

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
	July 2025 Monthly janitorial maintenance.	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
	Bottles in trash 07/08/25	100.00	100.00
All work is complete!		Total	\$1,825.00



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Northwater at Two Rivers CDD

2689 Widewater Way
Tampa, FL 33541

INVOICE

Invoice Number: US_68726
Invoice Date: 2025-08-14
Due Date: 2025-08-29
Terms: NET15
Customer ID: 214358
Customer PO:

Amount Due: \$1,817.16

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-08-01- 2025-08-31	Dedicated Security Officer - : : Service Location: Northwater at Two Rivers CDD	80	\$31.88	\$2,550.40
2025-08-01- 2025-08-31	Discount - 7/19 - 7/20 Credit US_57853: : Service Location: Northwater at Two Rivers CDD	-16	\$31.88	\$-510.08
2025-08-01- 2025-08-31	Discount - 8/2 7 hours credit: : Service Location: Northwater at Two Rivers CDD	-7	\$31.88	\$-223.16

Subtotal \$1,817.16
Sales tax \$0.00
1) FLORIDA FL STATE TAX (6) \$0.00
2) PASCO FL COUNTY TAX (1) \$0.00
Total \$1,817.16

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

Please be aware, fraudsters may attempt to impersonate home office or franchise employees, instructing you to change the above banking information, if payment via EFT, and/or remit mailing address, if payment via check. If you suspect you have been contacted by a scammer, requesting either of these changes, please contact us immediately by contacting billing@teamsignal.com, or call (877)498-8494.

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
10100-b	08/01/2025	\$3,010.00	08/31/2025	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	2384726
Invoice Date	April 17, 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

Project	Two Rivers North CDD.			
	Project Manager	Stewart, Tonja L	Contract Upset	14,283.50
	Current Invoice Total (USD)	817.50	Contract Billed to Date	1,167.00
			For Period Ending	April 11, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	0.50	167.00	83.50
Level 08	Litzelfelner, Samantha Lee	2.00	177.00	354.00
Level 10	Waag, R Tyson (Tyson)	2.00	190.00	380.00
Subtotal Professional Services		<u>4.50</u>		<u>817.50</u>

Top Task Subtotal	2025 FY General Consulting	817.50
Total Fees & Disbursements		<u>817.50</u>
INVOICE TOTAL (USD)		817.50

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. #
2025-04-07	238202126	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	1.00	177.00	177.00	PROJECT ENGINEER SUPPORT	
2025-04-08	238202126	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	1.00	177.00	177.00	PROJECT ENGINEER SUPPORT	
2025-02-24	238202126	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	MAPPING COORDINATION/STATUS TRACKING FOR EPG MEETING	
2025-02-18	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	REVIEW MEETING AGENDA AND MONTHLY BOARD MEETING ATTENDANCE.	
2025-03-18	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MEETING PREPARATION AND MEETING ATTENDANCE (CALL-IN). TEAM COORDINATION ON MAPPING.	
2025-03-28	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW MAPPING AND PROVIDE ACCESS TO TWO INFRAMARK DMS	
2025-03-31	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CDD TEAM AND EPG TEAM COMMUNITY MAPPING MEETING	
Total Project 238202126					4.50		\$817.50		



INVOICE

Page 1 of 2

Invoice Number	2440737
Invoice Date	August 20, 2025
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
Federal Tax ID
11-2167170

Project Description: Two Rivers North CDD.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$14,283.50
Authorization Previously Billed:	\$1,834.50
Authorization Budget Remaining:	\$11,312.50
Authorization Billed to Date:	\$2,971.00
Current Invoice Due:	\$1,136.50
For Period Ending:	August 8, 2025

Email Invoic: InframarkCMS@payableslockbox.com
CC: jayna.cooper@inframark.com

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

INVOICE

Page 2 of 2

Invoice Number

2440737

Project Number

238202126

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level

Level 09

	Date	Hours	Rate	Current Amount
Nurse, Vanessa M	2025-07-16	0.25	183.00	45.75
Nurse, Vanessa M	2025-07-24	0.25	183.00	45.75
		0.50		91.50

Level 10

Waag, R Tyson (Tyson)	2025-07-15	2.00	190.00	380.00
Waag, R Tyson (Tyson)	2025-07-16	2.50	190.00	475.00
Waag, R Tyson (Tyson)	2025-07-18	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-08-01	0.50	190.00	95.00
		5.50		1,045.00

Professional Services Subtotal

6.00 **1,136.50**

Top Task 2025 Total

1,136.50

Total Fees & Disbursements

\$1,136.50

INVOICE TOTAL (USD)

\$1,136.50

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-16	238202126	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT OUT MAINTENANCE MAP	
2025-07-24	238202126	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-07-15	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (TEAMS) (0.75HR). REVIEW EMAIL CORRESPONDENCE AND PULL PLAN SET FOR THE COMMUNITY. REVIEW PLAN SET BEHIND RESIDENT'S HOUSE TO DETERMINE CONSERVATION BOUNDARY (1.25 HR).	
2025-07-16	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	SITE VISIT TO VIEW CONCERN WITH TREES REMOVED FROM CONSERVATION AREA.	
2025-07-18	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	UPLOAD FIELD PHOTOS AND DRAFT RESPONSE TO DM.	
2025-08-01	238202126	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	RESPOND TO DM REGARDING TREE TRIMMING CONCERN FROM RESIDENT.	
Total Project 238202126					6.00		\$1,136.50		



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

Invoice

ORDER #: 590289235

WORK DATE: 07/29/2025

BILL-TO 59026713

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

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

LOCATION 59026713

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

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

Time In: 07/29/2025 03:22:53 PM
Time Out: 07/29/2025 04:05:45 PM

Customer Signature

jesenia perez

Technician Signature

Sherwin Parker

License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish

Thank you for allowing Truly Nolen to service you. I've treated the exterior perimeter a male room exterior activities and lounge exterior clubhouse bathroom on sidewalk awning and near clubhouse rock Garden. Thank you again until next time take care and enjoy hope all is well

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend PolyZone.		432-1514	4.7500%	0.0093	Deltamethrin	0.7500 Fluid Ounce	0.0015 Fluid Ounce
Target Pests: Ants, Beetle, Cockroaches, Cricket, Flies, Millipede, Moths, Silverfish, Spider							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 15, 2025

Client: 001561

Matter: 000001

Invoice #: 26968

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/9/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/10/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
7/11/2025	VKB	REVIEW EMAILS RE: PASCO COUNTY COMMENTS ON PETITION TO AMEND CDD BOUNDARIES AND COST SHARE AGREEMENT FOR CONTRACTED PARCEL; PREPARE FOR AND ATTEND TEAMS CONFERENCE RE: SAME.	0.4	\$162.00
7/11/2025	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE REGARDING COUNTY'S CONCERNS WITH CONTRACTION PARCEL.	0.3	\$112.50
7/15/2025	CAW	REVIEW CORRESPONDENCE FROM TITLE COMPANY REGARDING CONTRACTION PARCEL; EMAIL CORRESPONDENCE WITH C. BERLOUNE REQUESTING COPY OF DISTRICT DOCUMENTS.	0.6	\$225.00
7/15/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVISE RESOLUTION FOR NON-RESIDENT MEMBER USER FEES FOR AMENITIES; PREPARE.	1.5	\$562.50
7/17/2025	KCH	PREPARE FOLLOW-UP NOTICES OF PAYMENT FOR VANDALISM TO THE FOLLOWING ADDRESSES: 35913 ELLSWORTH PLACE, 35807 SUNFLOWER HILL ROAD, AND 35665 SUNFLOWER HILL ROAD.	3.0	\$1,125.00
7/18/2025	KCH	REVIEW TWO RIVERS PARCEL A1 PHASE A PLAT AND REVIEW ASSOCIATED TRACT B-1; REVIEW EMAILS FROM C. DE LA OSSA AND B. TIGERT REGARDING POTENTIAL COMMERCIAL TRACT.	0.7	\$262.50
7/22/2025	JMV	CONFERENCE CALL; REVIE EASMENT ISSUES.	0.6	\$243.00

August 15, 2025
 Client: 001561
 Matter: 000001
 Invoice #: 26968

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
7/22/2025	KCH	REVIEW CONTRACTION PARCEL AND REQUEST REGARDING ZONING OF POTENTIAL COMMERCIAL PROPERTY.	1.0	\$375.00
7/25/2025	KCH	REVIEW ASSOCIATED PLATS AND PREPARE CEASE AND DESIST LETTER TO THE FOLLOWING ADDRESSES FOR ENCROACHMENT INTO CDD PROPERTY: 35633 SUNFLOWER HILL, 35625 SUNFLOWER HILL, 35617 SUNFLOWER HILL, AND 35609 SUNFLOWER HILL; REVIEW PLATS, PHOTOS, AND VIDEOS AND PREPARE CEASE AND DESIST LETTER TO 1922 LANIER ROAD FOR ENCROACHMENT AND DESTRUCTION OF WETLAND CONSERVATION AREA.	3.9	\$1,462.50
7/25/2025	MB	PREPARE VENDOR WAIVER FORM FOR END OF SUMMER LUAU.	1.4	\$525.00
Total Professional Services			14.6	\$5,473.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/25/2025	Postage	\$77.38
Total Disbursements		\$77.38

Total Services	\$5,473.00
Total Disbursements	\$77.38
Total Current Charges	\$5,550.38
Previous Balance	\$3,602.54
Less Payments	(\$3,602.54)
PAY THIS AMOUNT	\$5,550.38

Please Include Invoice Number on all Correspondence

July 24, 2025
Invoice Number: 1665027072425
Account Number: 8337 13 062 1665027
Security Code: 5981
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 07/24/25 through 08/23/25
details on following pages*

Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business SM Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 08/11/25	
Total Due by Auto Pay	\$99.99

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.



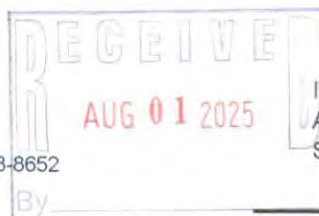
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 DY RP 24 07252025 NNNNNNNN 01 000939 0004

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



July 24, 2025
TWO RIVERS NORTH CDDA1
Invoice Number: 1665027072425
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: 1665027072425
 Security Code: 8337 13 062 1665027
 5981

Contact Us

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

8633 2390 DY RP 24 07252025 NNNNNNNN 01 000939 0004

Charge Details

Previous Balance	99.99
EFT Payment 07/11	-99.99
Remaining Balance	\$0.00

Payments received after 07/24/25 will appear on your next bill.

Service from 07/24/25 through 08/23/25

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
	\$99.99

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

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 for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

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

Continued on the next page...

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



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



August 7, 2025
 Invoice Number: 1669019080725
 Account Number: 8337 13 001 1669019
 Security Code: 4366
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-833-584-1017 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.



Summary Service from 08/07/25 through 09/06/25
 details on following pages

Previous Balance	74.99
Payments Received -Thank You!	-74.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 08/24/25	
Total Due by Auto Pay	\$99.99

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 07 08082025 NNNNNNNN 01 000952 0004

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

August 7, 2025
TWO RIVERS NORTH A2
 Invoice Number: 1669019080725
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Total Due by Auto Pay \$99.99

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





Invoice Number: 1669019080725
 Account Number: 8337 13 001 1669019
 Security Code: 4366

Contact Us

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

8633 2390 DY RP 07 08082025 NNNNNNNN 01 000952 0004

Charge Details

Previous Balance		74.99
EFT Payment	07/24	-74.99
Remaining Balance		\$0.00

Payments received after 08/07/25 will appear on your next bill.

Service from 08/07/25 through 09/06/25

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 08/06/26

Business WiFi	10.00
	\$99.99

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

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 for more information.

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Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

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

Continued on the next page

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



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





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) \$6.31

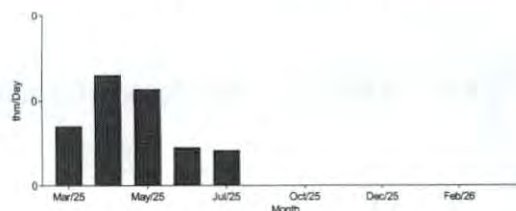
Due Date 8/18/2025

Account summary (see second page for details)

Invoice date: Jul 28 2025, Invoice No: 30665429

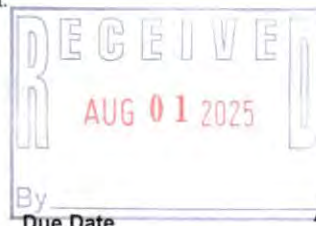
Opening Balance	\$11.63
Payment Received Jul 09, 2025	\$-6.28
Payment Received Jul 21, 2025	\$-5.35
Balance Forward	\$0.00
Gas charges (please see over for details)	\$6.31
Total current charges	\$6.31
Total Amount Due	\$6.31
1.4% Late Payment Penalty if paid after 08/18/2025	\$0.09
Total Amount Due with Late Payment Penalty (if paid after due date)	\$6.40

Your Average Daily Billed Usage



This period gas usage: 1.2 thm
Previous 5 months gas usage: 10.5 thm

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



Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36461333	30665429	\$6.31	8/18/2025	\$

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

0364613333 4 00000631

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	05/22/2025 - 06/20/2025	Actual	0	1	1	1.20
Total Usage						1.20

Gas Charges and Taxes	Billing Period: 05/22/2025 - 06/20/2025	Units	Rate \$	Total \$
	Customer Service Fee			\$5.00
	Contracted Gas Charges	0.40	0.200000	\$0.08
	Variable Index Gas	0.40	0.524600	\$0.21
	Monthly Variable Rate	0.80	0.760000	\$0.61
	Sales Tax - State			\$0.35
	Sales Tax - County			\$0.06
	Total Gas Charges and Taxes			\$6.31

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. 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-AcctMngt@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



Web: 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.

www.nexteraenergyservices.com



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



Invoice - Account Summary

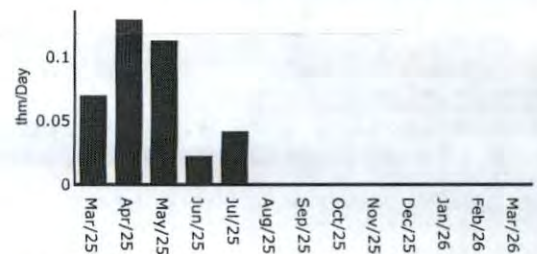
Account No.	36461333
Amount Due (If paid by due date)	\$5.35
Due Date	09/10/2025

Account summary (see second page for details)

Invoice date: Aug 20 2025, Invoice No: 31050905

Opening Balance	\$6.31
Payment Received Aug 11, 2025	\$-6.31
Balance Forward	\$0.00
Gas charges (please see over for details)	\$5.35
Total Current Charges	\$5.35
Total Amount Due	\$5.35

Your Average Daily Billed Usage



This period billed usage: 0 thm

Previous 13 months billed usage: 12 thm



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



Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36461333	31050905	\$5.35	09/10/2025	\$

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

0364613333

4

00000535

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	06/21/2025 - 07/18/2025	Actual	0	0	1	0
Total Usage						0

Gas Charges and Taxes	Billing Period: 06/21/2025 - 07/18/2025	Units	Rate \$	Total \$
	Customer Service Fee			\$5.00
	Monthly Variable Rate	0	0.760000	\$0.00
	Sales Tax - State			\$0.30
	Sales Tax - County			\$0.05
	Total Gas Charges and Taxes			\$5.35

LDC: 221009319981, Address: 2689 WIDEWATER WAY, ZEPHYRHILLS, FL 33541
No important messages at this time.

Important Messages:
<p>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. You will remain on the holdover rate until you terminate service or sign a new contract with us.</p> <p>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-AcctMngt@nexteraenergy.com.</p>



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



Web: 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.



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

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

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



4201 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 22915517

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	607	8/5/2025	616	29	9

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

9
27
42
35
41
49
60
54
49
121
115
14

Transactions

Previous Bill 21.87
Payment 08/07/25 -21.87 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 9 Thousand Gals X \$0.81 7.29
Total Current Transactions 7.29
TOTAL BALANCE DUE \$7.29



Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at 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

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

Account # 1200810
Customer # 01530465
Balance Forward 0.00
Current Transactions 7.29

Total Balance Due	\$7.29
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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

PASCO COUNTY UTILITIES
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22915516

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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	7/7/2025	211	8/5/2025	212	29	1

Usage History Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

1
16
35
21
23
23
25
20
16
12
15
5

Transactions

Previous Bill	12.96
Payment 08/07/25	-12.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	\$0.81

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Account # 1200805
Customer # 01530465
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due	\$0.81
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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TWO RIVERS NORTH CDD

Service Address: **1920 WEBBSTONE WAY**

Bill Number: 22916533

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

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

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	7/7/2025	3753	8/5/2025	3887	29	134

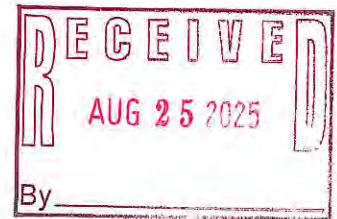
Usage History
Reclaimed

August 2025	134
July 2025	427
June 2025	409
May 2025	184
April 2025	187
March 2025	502
February 2025	668
January 2025	713
December 2024	182

Transactions

Previous Bill	345.87
Payment 08/07/25	-345.87 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	134 Thousand Gals X \$0.81 108.54
Total Current Transactions	108.54
TOTAL BALANCE DUE	\$108.54

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Account # 1255145
Customer # 01547338
Balance Forward 0.00
Current Transactions 108.54

Total Balance Due \$108.54
Due Date 9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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TWO RIVERS NORTH CDD

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

Bill Number: 22915760

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	7/7/2025	1145	8/5/2025	1158	29	13
Irrig Potable	232051302	7/7/2025	359	8/5/2025	364	29	5

Usage History

Water		
August 2025	13	5
July 2025	12	25
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	432.78
Payment 08/07/25	-432.78 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	13.0 Thousand Gals X \$2.10 27.30
Sewer	
Sewer Base Charge	157.56
Sewer Charges	13.0 Thousand Gals X \$6.94 90.22
Irrigation	
Water Base Charge	21.56
Water Tier 1	5.0 Thousand Gals X \$3.34 16.70
Total Current Transactions	375.02

TOTAL BALANCE DUE \$375.02

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Account # 1218160
Customer # 01547338
Balance Forward 0.00
Current Transactions 375.02

Total Balance Due \$375.02
Due Date 9/8/2025

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

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

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

Bill Number: 22915512

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	8254	8/5/2025	8260	29	6

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

6
493
288
488
592
0
398
612
316
210
2
109

Transactions

Previous Bill	399.33
Payment 08/07/25	-399.33 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81
	4.86
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86

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Account # 1200710
Customer # 01530465
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due \$4.86
Due Date 9/8/2025

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

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

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 22915510

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	607	8/5/2025	613	29	6

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

6
10
16
22
0
0
18
36
40
21
23
41

Transactions

Previous Bill 8.10
Payment 08/07/25 -8.10 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 6 Thousand Gals X \$0.81 4.86
Total Current Transactions 4.86
TOTAL BALANCE DUE \$4.86

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Account # 1200690
Customer # 01530465
Balance Forward 0.00
Current Transactions 4.86

Total Balance Due	\$4.86
Due Date	9/8/2025

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

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 22915508

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	417	8/5/2025	420	29	3

Usage History

Reclaimed

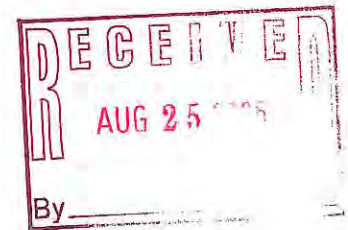
August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

3
5
6
6
6
6
20
85
86
33
48
74

Transactions

Previous Bill	4.05
Payment 08/07/25	-4.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.81
	2.43
Total Current Transactions	2.43
TOTAL BALANCE DUE	\$2.43

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Account # 1200655
Customer # 01530465
Balance Forward 0.00
Current Transactions 2.43

Total Balance Due	\$2.43
Due Date	9/8/2025

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

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 22915507

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

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take effect Oct. 1, 2025.**

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	7/7/2025	688	8/5/2025	695	29	7

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

7
11
28
27
34
23
115
111
121
128
90
0

Transactions

Previous Bill	8.91
Payment 08/07/25	-8.91 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$0.81 5.67
Total Current Transactions	5.67
TOTAL BALANCE DUE	\$5.67

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Account # 1200615
Customer # 01530465
Balance Forward 0.00
Current Transactions 5.67

Total Balance Due	\$5.67
Due Date	9/8/2025

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

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

Service Address: **34643 KIRCHER DR RECLAIM**

Bill Number: 22915506

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	27	8/5/2025	28	29	1

Usage History

Reclaimed

August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

1
1
2
2
2
1
0
0
0
6
5
6

Transactions

Previous Bill	0.81
Payment 08/07/25	-0.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$0.81 0.81
Total Current Transactions	0.81
TOTAL BALANCE DUE	\$0.81

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Account # 1200650
Customer # 01530465
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due	\$0.81
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 22915505

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	1189	8/5/2025	1209	29	20

Usage History

Reclaimed

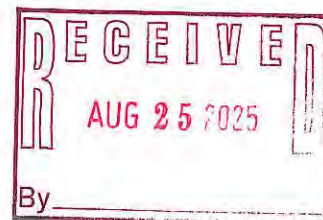
August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024
November 2024
October 2024
September 2024

20
64
168
78
62
47
38
59
59
123
201
170

Transactions

Previous Bill 51.84
Payment 08/07/25 -51.84 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 20 Thousand Gals X \$0.81 16.20
Total Current Transactions 16.20
TOTAL BALANCE DUE \$16.20

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Account # 1200560
Customer # 01530465
Balance Forward 0.00
Current Transactions 16.20

Total Balance Due	\$16.20
Due Date	9/8/2025

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

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

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 22915504

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	7/7/2025	273	8/5/2025	282	29	9

Usage History

Reclaimed

August 2025	9
July 2025	10
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

Transactions

Previous Bill	8.10
Payment 08/07/25	-8.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$0.81 7.29
Total Current Transactions	7.29
TOTAL BALANCE DUE	\$7.29

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Account # 1200555
Customer # 01530465
Balance Forward 0.00
Current Transactions 7.29

Total Balance Due	\$7.29
Due Date	9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

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

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(352) 521-4285

UtilCustServ@MyPasco.net
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4190 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 22915503

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	7409	8/5/2025	7512	29	103

Usage History

Reclaimed

August 2025	103
July 2025	174
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

Transactions

Previous Bill	140.94
Payment 08/07/25	-140.94 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	103 Thousand Gals X \$0.81 83.43
Total Current Transactions	83.43
TOTAL BALANCE DUE	\$83.43

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at 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

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Account # 1200545
Customer # 01530465
Balance Forward 0.00
Current Transactions 83.43

Total Balance Due	\$83.43
Due Date	9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

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

PASCO COUNTY UTILITIES
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62 015304650120054532291550350000083436



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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344



4203 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22917551

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	703	8/5/2025	837	29	134

Usage History

Reclaimed

August 2025	134
July 2025	111
June 2025	97
May 2025	72
April 2025	72
March 2025	86
February 2025	94
January 2025	86
December 2024	85
November 2024	0

Transactions

Previous Bill	89.91
Payment 08/07/25	-89.91 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	134 Thousand Gals X \$0.81 108.54
Total Current Transactions	108.54
TOTAL BALANCE DUE	\$108.54

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



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Account # 1291525
Customer # 01530465
Balance Forward 0.00
Current Transactions 108.54

Total Balance Due \$108.54
Due Date 9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

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

PASCO COUNTY UTILITIES
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63 015304650129152592291755100000108542



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4202 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22915759

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	7/7/2025	483	8/5/2025	490	29	7
Irrig Potable	232051286	7/7/2025	575	8/5/2025	581	29	6

Usage History

Water		
August 2025	7	6
July 2025	15	15
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

Transactions

Previous Bill	426.50
Payment 08/07/25	-426.50 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1 7.0 Thousand Gals X \$2.10	14.70
Sewer	
Sewer Base Charge	157.56
Sewer Charges 7.0 Thousand Gals X \$6.94	48.58
Irrigation	
Water Base Charge	21.56
Water Tier 1 6.0 Thousand Gals X \$3.34	20.04
Total Current Transactions	324.12
TOTAL BALANCE DUE	\$324.12

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



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Account # 1218150
Customer # 01530465
Balance Forward 0.00
Current Transactions 324.12

Total Balance Due	\$324.12
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.



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

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64 015304650121815022291575900000324126



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2898 0 1
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TWO RIVERS NORTH CDD

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

Bill Number: 22915511

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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	7/7/2025	594	8/5/2025	610	29	16

Usage History
Reclaimed

August 2025	16
July 2025	14
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

Transactions

Previous Bill	11.34
Payment 08/07/25	-11.34 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$0.81
	12.96
Total Current Transactions	12.96
TOTAL BALANCE DUE	\$12.96

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Account # 1200705
Customer # 01541320
Balance Forward 0.00
Current Transactions 12.96

Total Balance Due	\$12.96
Due Date	9/8/2025

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

The Total Due will be electronically transferred on 09/08/2025.

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

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65 015413204120070512291551140000012962



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4182 0 1
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TWO RIVERS NORTH CDD

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

Bill Number: 22915515

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	495	8/5/2025	500	29	5

Usage History

Reclaimed

August 2025

5

July 2025

19

June 2025

36

May 2025

46

April 2025

48

March 2025

52

February 2025

52

January 2025

46

Transactions

Previous Bill

15.39

Payment 08/07/25

-15.39 CR

Balance Forward

0.00

Current Transactions

Reclaimed

Reclaimed

5 Thousand Gals X \$0.81

4.05

Total Current Transactions

4.05

TOTAL BALANCE DUE

\$4.05

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Account # 1200790

Customer # 01547338

Balance Forward 0.00

Current Transactions 4.05

Total Balance Due \$4.05

Due Date 9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

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

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66 015473385120079072291551520000004057



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4181 0 1
14-92800

TWO RIVERS NORTH CDD

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

Bill Number: 22915513

Billing Date: 8/20/2025

Billing Period: 7/7/2025 to 8/5/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	7/7/2025	287	8/5/2025	288	29	1

Usage History

Reclaimed

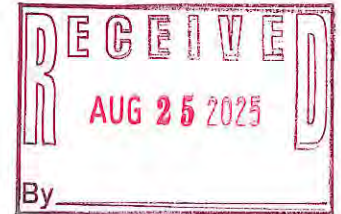
August 2025
July 2025
June 2025
May 2025
April 2025
March 2025
February 2025
January 2025
December 2024

1
4
8
5
2
1
1
49
4

Transactions

Previous Bill 3.24
Payment 08/07/25 -3.24 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 1 Thousand Gals X \$0.81 0.81
Total Current Transactions 0.81
TOTAL BALANCE DUE \$0.81

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Account # 1200775
Customer # 01547338
Balance Forward 0.00
Current Transactions 0.81

Total Balance Due \$0.81
Due Date 9/8/2025

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

**The Total Due will be electronically
transferred on 09/08/2025.**

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

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67 015473385120077542291551380000000815



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

Statement Date: August 20, 2025

Amount Due: \$43.07

Due Date: September 10, 2025

Account #: 221009319981

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 19, 2025 - August 20, 2025

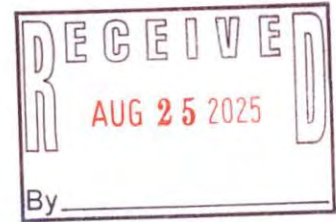
Previous Amount Due \$43.07

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

Current Month's Charges \$43.07

Amount Due by September 10, 2025 \$43.07

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



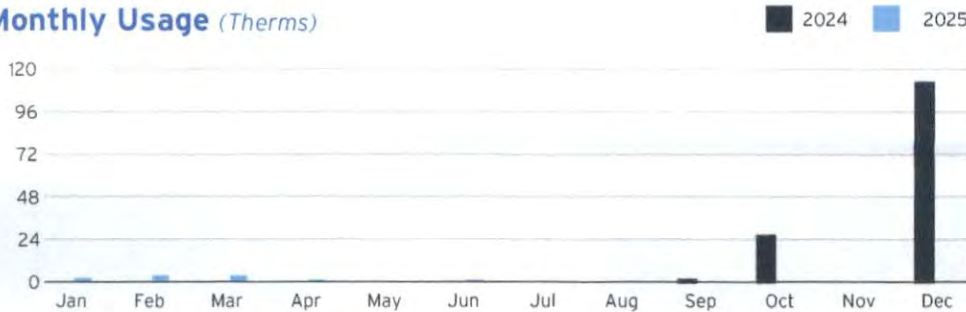
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your account online.

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on natural gas
equipment

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

Learn more at
PeoplesGas.com/BizRebates

Monthly Usage (Therms)



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

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



Account #: 221009319981

Due Date: September 10, 2025

Amount Due: \$43.07

Payment Amount: \$ _____

688421213458

Your account will be
drafted on September 10, 2025



Pay your bill online at PeoplesGas.com

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

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00005985 FTECO108212500030710 00000 02 00000000 12692 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: August 20, 2025
Charges Due: September 10, 2025

Meter Read

Service Period: Jul 19, 2025 - Aug 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	08/20/2025	129	129	0 CCF	1.040	1.1168	0.0 Therms	33 Days

Charge Details

Avg THMS Used Per Day



	Natural Gas Charges	
	Customer Charge	\$43.07
	Natural Gas Service Cost	\$43.07

Total Current Month's Charges **\$43.07**

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Peoples Gas service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for rebate programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

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Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469			

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 not pay 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: August 20, 2025

Amount Due: \$78.07

Due Date: September 10, 2025

Account #: 221009326184

DO NOT PAY. Your account will be drafted on September 10, 2025

Account Summary

Current Service Period: July 19, 2025 - August 20, 2025

Previous Amount Due \$78.07

Payment(s) Received Since Last Statement -\$78.07

Current Month's Charges \$78.07

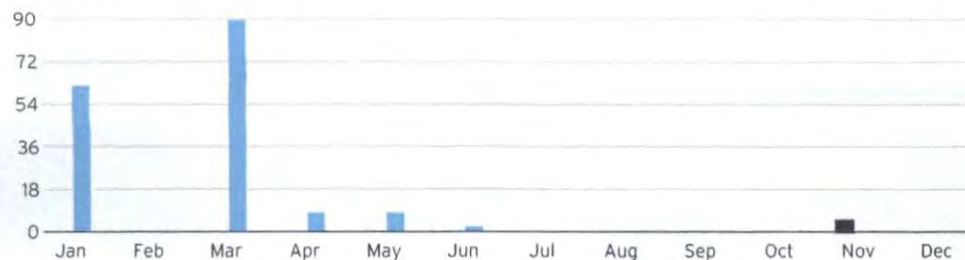
Amount Due by September 10, 2025 \$78.07

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



Scan here to view
your account online.

Monthly Usage (Therms)



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

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PeoplesGas.com/BizRebates



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Account #: 221009326184

Due Date: September 10, 2025



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

Amount Due: \$78.07

Payment Amount: \$ _____

688421213482

Your account will be
drafted on September 10, 2025

00005986 FTECO108212500030710 00000 02 00000000 12693 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: August 20, 2025
Charges Due: September 10, 2025

Meter Read

Service Period: Jul 19, 2025 - Aug 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
AKX15824	08/20/2025	150	150	=	0 CCF	x	1,040	x	1.1168	=	0.0 Therms	33 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$43.07
Natural Gas Service Cost	\$43.07

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

Total Current Month's Charges **\$78.07**

Avg THMS Used Per Day



Important Messages

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

Ways To Pay Your Bill



Bank Draft

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Find list of Payment Agents at PeoplesGas.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at PeoplesGas.com. Convenience fee will be charged.



Phone

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

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

Contact Us

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

Phone:

Commercial Customer Care:

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

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

Invoice

ORDER #: 590291596

WORK DATE: 08/18/2025

BILL-TO 59026713

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

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

LOCATION 59026713

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

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

Time In: 08/18/2025 04:48:23 PM
Time Out: 08/18/2025 05:08:22 PM

Customer Signature

NS

Technician Signature

1004

Sherwin Parker

License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish
Thank you for allowing Truly Nolen to service you. I treated the exterior perimeter male room and front of access to clubhouse area. Thank you again for next time take care and enjoy

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Bithor SC		83923-2	9.0000%	0.0105	Bifenthrin; Imidacloprid	0.0050 Gallon	0.0008 Fluid Ounce
Target Pests: Ants, White Fly							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Onslaught FC.		1021-2574	16.0000%	0.0625	Esfenvalerate; Prallethrin; PBO	0.7500 Fluid Ounce	0.0029 Fluid Ounce
Target Pests: Bees, Spider							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend PolyZone.		432-1514	4.7500%	0.0093	Deltamethrin	0.5000 Fluid Ounce	0.0010 Fluid Ounce
Target Pests: Ants, Cockroaches, Spider							

PEST ACTIVITY **# Areas** **# Devices** **Pest Totals**

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.



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

Invoice

ORDER #: 590291596

WORK DATE: 08/18/2025

PEST ACTIVITY	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY

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

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

**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 **08/12/2025**
Amount Due **43.50**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	1
Jul 2025	32	1
Aug 2024	30	0

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



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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	897	08/07	928				31

Previous Balance **41.88**
Payment **41.88CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 31 KWH @ 0.06090 **1.89**
Fuel Adjustment 31 KWH @ 0.04400 **1.36**
FL Gross Receipts Tax **1.09**

Total Current Charges **43.50**
Total Due **43.50** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 08/29/2025.

**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: 08/12/2025

Use above space for address change ONLY.

District: OP07



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

OP07

Electronic Funds Transfer on or after **08/29/2025**
TOTAL CHARGES DUE 43.50
DO NOT PAY

**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 **08/12/2025**
Amount Due **47.59**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
07/08	973	08/07	1042			69

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	2
Jul 2025	32	2
Aug 2024	30	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.



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Previous Balance **47.59**
Payment **47.59CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 69 KWH @ 0.06090 **4.20**
Fuel Adjustment 69 KWH @ 0.04400 **3.04**
FL Gross Receipts Tax **1.19**

Total Current Charges **47.59**
Total Due **47.59** E.F.T.

DO NOT PAY

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

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Bill Date: **08/12/2025**

District: OP07

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

OP07

Electronic Funds Transfer on or after **08/29/2025**
TOTAL CHARGES DUE 47.59
DO NOT PAY

**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 **08/12/2025**
Amount Due **40.59**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	30	0

BILLS ARE DUE
WHEN RENDERED
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on the due date shown
on this bill.



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ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/08	81	08/07	85				4

Previous Balance 40.81
Payment 40.81CR
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

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Bill Date: 08/12/2025

District: OP07

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

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 40.59
DO NOT PAY

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

Bill Date **08/12/2025**
Amount Due **40.70**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	30	0

**BILLS ARE DUE
WHEN RENDERED**
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less than \$5, late charge
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on this bill.



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ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	120	08/07	125				5

Previous Balance 40.92
Payment 40.92CR
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 08/29/2025.

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Bill Date: 08/12/2025

District: OP07

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

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 40.70
DO NOT PAY

**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 **08/12/2025**
Amount Due **4,450.69**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
--------	------	---------

**BILLS ARE DUE
WHEN RENDERED**
A 1.5 percent, but not
less than \$5, late charge
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on the due date shown
on this bill.



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855-938-3431. This number is WREC's
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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 08/29/2025.

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Bill Date: 08/12/2025

District: OP07

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2288834
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after	08/29/2025
TOTAL CHARGES DUE	4,450.69
DO NOT PAY	

**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 **08/12/2025**
Amount Due **4,044.21**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



2 0 1 5 8 4 8 9

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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 08/29/2025.

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Bill Date: 08/12/2025

District: OP07

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

OP07

Electronic Funds Transfer on or after	08/29/2025
TOTAL CHARGES DUE	4,044.21
DO NOT PAY	

**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 **08/12/2025**
Amount Due **683.33**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	199
Jul 2025	32	173
Aug 2024	30	93

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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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	57404	08/07	63382				5978

Previous Balance 636.21
Payment 636.21CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,978 KWH @ 0.06090 364.06
Fuel Adjustment 5,978 KWH @ 0.04400 263.03
FL Gross Receipts Tax 17.08

Total Current Charges 683.33
Total Due E.F.T. 683.33

DO NOT PAY

Total amount will be electronically transferred on or after 08/29/2025.

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Bill Date: 08/12/2025

District: OP07

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

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 683.33
DO NOT PAY

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

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

Bill Date **08/12/2025**
Amount Due **40.48**
Current Charges Due **09/04/2025**

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	30	08/07	33				3

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Dec 2024	0	0

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



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855-938-3431. This number is WREC's
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Previous Balance 40.59
Payment 40.59CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3 KWH @ 0.06090 0.18
Fuel Adjustment 3 KWH @ 0.04400 0.13
FL Gross Receipts Tax 1.01

Total Current Charges 40.48
Total Due E.F.T. 40.48

DO NOT PAY

Total amount will be electronically transferred on or after 08/29/2025.

**WITHLACOOCHEE RIVER ELECTRIC
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See Reverse Side For Mailing Instructions

Bill Date: 08/12/2025

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 40.48
DO NOT PAY

**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 **08/12/2025**
Amount Due **40.81**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

Service Address 35570 LOCKMAN WAY
Service Description IRRIGATION CONTROL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	29249	08/07	29255				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Dec 2024	0	0

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



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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 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 08/29/2025.

**WITHLACOOCHEE RIVER ELECTRIC
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P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date: **08/12/2025**

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 40.81
DO NOT PAY

**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 **08/12/2025**
Amount Due **613.83**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	30	178
Jul 2025	32	181
Dec 2024	0	0

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



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

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	57604	08/07	62936				5332

Previous Balance 662.34
Payment 662.34CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,332 KWH @ 0.06090 324.72
Fuel Adjustment 5,332 KWH @ 0.04400 234.61
FL Gross Receipts Tax 15.34

Total Current Charges 613.83
Total Due E.F.T. 613.83

DO NOT PAY

Total amount will be electronically transferred on or after 08/29/2025.

**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: 08/12/2025

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 613.83
DO NOT PAY

**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 **08/12/2025**
Amount Due **40.16**
Current Charges Due **09/04/2025**

District Office Serving You
One Pasco Center

Service Address 2512 LANIER RD
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	29	08/07	29				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Mar 2025	22	0

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



2 0 1 5 8 4 8 9

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

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due 40.16 E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 08/29/2025.

**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: 08/12/2025

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 40.16
DO NOT PAY

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2338832** Cycle **07**
Meter Number **38547132**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **08/12/2025**
Amount Due **40.70**
Current Charges Due **09/04/2025**

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
Aug 2025	30	0
Jul 2025	32	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

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/08	31	08/07	36				5

Previous Balance 40.81
Payment 40.81CR
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 08/29/2025.

**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: 08/12/2025

District: OP07

Use above space for address change ONLY.

2338832
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after 08/29/2025
TOTAL CHARGES DUE 40.70
DO NOT PAY

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Two Rivers North
Board Meeting Date:	August 19, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Thomas Spence		X
4	Kelly Evans	X	\$200
5	Ryan Zook		No

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	8.19.25
_____	_____
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Two Rivers North
Board Meeting Date:	August 19, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Thomas Spence		X
4	Kelly Evans	X	\$200
5	Ryan Zook		No

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Jayna Cooper</u>	8.19.25
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Two Rivers North
Board Meeting Date:	August 19, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Thomas Spence		X
4	Kelly Evans	X	\$200
5	Ryan Zook		No

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<i>Jayna Cooper</i>	8.19.25
_____	_____
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Childers at Two Rivers North CDD

1990 Lanier Road
Tampa, FL 33541

INVOICE

Invoice Number: US_67643
Invoice Date: 2025-08-04
Due Date: 2025-08-19
Terms: NET15
Customer ID: 214359
Customer PO:

Amount Due: \$2,550.40

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-08-01- 2025-08-31	Dedicated Security Officer - : : Service Location: Childers at Two Rivers North CDD	80	\$31.88	\$2,550.40

Subtotal	\$2,550.40
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$2,550.40

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

Please be aware, fraudsters may attempt to impersonate home office or franchise employees, instructing you to change the above banking information, if payment via EFT, and/or remit mailing address, if payment via check. If you suspect you have been contacted by a scammer, requesting either of these changes, please contact us immediately by contacting billing@teamsignal.com, or call (877)498-8494.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Childers at Two Rivers North CDD

1990 Lanier Road
Tampa, FL 33541

INVOICE

Invoice Number: US_69953
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214359
Customer PO:

Amount Due: \$2,040.32

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-07-01- 2025-07-31	Dedicated Security Officer - : : Service Location: Childers at Two Rivers North CDD	64	\$31.88	\$2,040.32

Subtotal	\$2,040.32
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$2,040.32

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

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Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Northwater at Two Rivers CDD

2689 Widewater Way
Tampa, FL 33541

INVOICE

Invoice Number: US_69957
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214358
Customer PO:

Amount Due: \$255.04

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-06-28- 2025-06-29	Roving Patrol Tours - : : Service Location: Northwater at Two Rivers CDD	16	\$15.94	\$255.04

Subtotal	\$255.04
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$255.04

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

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Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Northwater at Two Rivers CDD

2689 Widewater Way
Tampa, FL 33541

INVOICE

Invoice Number: US_69956
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214358
Customer PO:

Amount Due: \$2,040.32

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-07-01- 2025-07-31	Dedicated Security Officer - : : Service Location: Northwater at Two Rivers CDD	64	\$31.88	\$2,040.32

Subtotal	\$2,040.32
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$2,040.32

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

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Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Childers at Two Rivers North CDD

1990 Lanier Road
Tampa, FL 33541

INVOICE

Invoice Number: US_69954
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214359
Customer PO:

Amount Due: \$255.04

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-06-28- 2025-06-30	Roving Patrol Tours - : : Service Location: Childers at Two Rivers North CDD	16	\$15.94	\$255.04

Subtotal	\$255.04
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$255.04

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

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CHECK REQUEST FORM

District Name:	Two Rivers North
Date:	8/25/25
Invoice Number:	SM 082525 REF
Please issue a check to:	
Vendor Name:	Syed Mubashir
Vendor No.:	
Check amount:	\$250.00
Please code to:	Code to clubhouse deposit refund .
Check Description/Reason:	Clubhouse Deposit Refund
Mailing instructions:	Syed Mubashir 2882 Gardiner Lane Zephyrhills, FL 33541
Due Date for Check:	8/25/2025
Requestor:	Teresa Farlow
Manager's review:	

CHECK PAYMENT FORM

Thank you!
 Jessy
 Perez
 onsite
 manager

Florida DRIVER LICENSE  CLASS E



ALLIANCE M625-452-79-700-0

MUBASHIR
SYED QUTUBUDDIN
2882 GARDINER LN
ZEPHYRHILLS, FL 33541-2992

DOB 10/09/1994 SEX M
EXP 10/09/2032 HEIGHT 6'-04"
REST NONE END NONE

SAFE DRIVER
DOB 04/17/2024
SCC X852501102094
REPLACED 03/18/2025

Operation of a motor vehicle constitutes
consent to any sobriety test required by law

The State
of Florida
retains all
property
rights herein.
1100984
Rev
03/01/2020



21
11-27-2024
11-27-2024



CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs.
or any RV

REST: None

END: None

REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS
OF ADDRESS OR NAME CHANGE

WWW.FLHSMV.GOV



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

VERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/23/25-7/30/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
7/30/2025	Deirdre Bonett	TB320365
Total Amount Due		Invoice Number
\$227.60		47216-072325

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/23/25	7/30/25	47216	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	4	1.00x49.00 L	\$225.60 \$2.00

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	
7/23/25-7/30/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
7/30/2025	Deirdre Bonett	TB320365
Total Amount Due		Invoice Number
\$227.60		47216-072325

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

47216

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/23/25, 07/30/25 or by publication on the newspaper's website, if authorized.

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

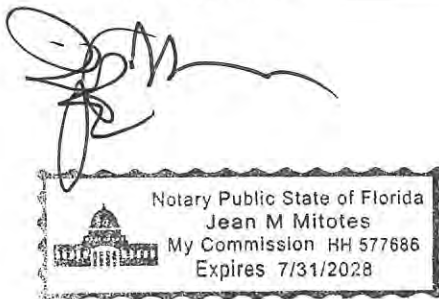
Signature of Affiant

Sworn to and subscribed before me this 07/30/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers North Community Development District

The Board of Supervisors (the "Board") of the Two Rivers North Community Development District (the "District") will hold a public hearing and a meeting on August 19, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O Lakes, Florida 34648.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://tworiversnorthcdd.com/> or may be obtained by contacting the District Manager's office via email at jayna.copper@inframark.com or via phone at 813-873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager Run Date: July 23, 2025, and July 30, 2025

47216



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

Advertising Run Dates	Advertiser Name	
7/9/25-7/30/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jean Mitotes	TB320365
Total Amount Due	Invoice Number	
\$782.00	43932-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/9/25	7/30/25	43932	Tampa Bay Times , tampabay.com	B Section	Consideration Petition Ordinance	1	2.00x15.00 IN	\$780.00
					Affidavit Fee			\$2.00
7/9/25	7/30/25	43932	Tampa Bay Times , tampabay.com	B Section	Consideration Petition Ordinance	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	
7/9/25-7/30/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jean Mitotes	TB320365
Total Amount Due	Invoice Number	
\$782.00	43932-070925	

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



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 TWO RIVERS NORTH CDD

Northwater at Two Rivers
35707 Durand Court
Zephyrhills, FL 33541 USA

INVOICE
60103405

INVOICE DATE
Jul 30, 2025

JOB ADDRESS

Northwater at Two Rivers
35707 Durand Court
Zephyrhills, FL 33541 USA

Completed Date: 7/30/2025

Payment Term: Due Upon Receipt - NSF
payments will result in a \$30.00 fee

Due Date: 7/30/2025

DESCRIPTION OF WORK

No more "fan failure" codes but still getting low pressure.

Cycled the units it pumps down suction side and goes into delay then cycles and starts to have low pressure again; powers through and then runs perfectly. I checked the return system and ducts in attic everything looks good. Has 13x25 inch return plenum for ton AHU. 3 return ducts feeding large return box in the attic
Airflow in pressures looks perfect once it gets going.

Sat on hold with tech support for over an hour. Can't seem to get in touch with anybody. Kevin said move on for now. Maybe we can try to make an appointment with tech support.

Current charges for today is \$125. Customer has a previous balance of \$861.46.

IN ORDER TO RECEIVE FUTURE SERVICE, WE NEED YOUR VENDOR PACKET TO BE SENT TO US. WE HAVE REQUESTED SEVERAL TIMES ALREADY.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
EP3 - 1st Half HR	Commercial Service Charge for First 30 Min Onsite	1.00	\$125.00	\$125.00
SUB-TOTAL				\$125.00
TAX				\$0.00
TOTAL DUE				\$125.00
BALANCE DUE				\$125.00

Thank you for choosing 3H Contracting, Inc.

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. The total accepted about of the invoice is: \$125.00.

Payment is due upon receipt. A service fee of \$30.00 will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

If you choose to use ACH Processing for payment, this authorizes 3HAC, Inc., to receive a one-time payment directly from your financial institution, using your verbal information or filled out and signed check.



Sign here

Date 7/30/2025

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by 3HAC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Sign here

Date 7/30/2025

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 * (800) 366-9645

<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
6/28/2025	SB-1591

Bill To:

Two Rivers North Community
Development District
2005 Pan AM Cir STe 300
Tampa, FL 33607

Ship To

1990 Lanier Rd
Plant City
Pool Gate

P.O. Number		Terms	Rep	Ship	Via
250468		50% Dep on Order, Bal on Comp.	DW	6/28/2025	
Quantity	U/M	Description	Price Each		Amount
1		Labor	200.00		200.00
1		Trip Charge	350.00		350.00
Thank You For Your Consideration.			Total \$550.00		
			Payments/Credits \$0.00		
			Balance Due \$550.00		

Invoice

Northwater
2689 Widewater Way
Zephyrhills
Pool Gate Repair

103

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

BILL TO
Inframark- Two Rivers North CDD
Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
jayna.cooper@inframark.com

Invoice Number: 17
P.O./S.O. Number: fence barbed wire
Invoice Date: July 14, 2025
Payment Due: July 21, 2025
Amount Due (USD): \$700.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Fence barbed wire fence with posts install to close off access	1	\$700.00	\$700.00

Total: \$700.00

Amount Due (USD): \$700.00

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/2pk7yk-y6uysc

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.

Invoice

2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO

Inframark - Two Rivers North CDD

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

813-608-8242
jayna.cooper@inframark.com

Invoice Number: 2725

P.O./S.O. Number: entrance lighting

Invoice Date: July 30, 2025

Payment Due: August 14, 2025

Amount Due (USD): \$4,850.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Electrician 4 photocells, 20w gfi, re-wire 200ft 14 gauge wire with conduit. labor	1	\$4,850.00	\$4,850.00

Total: \$4,850.00

Amount Due (USD): \$4,850.00

[Pay Securely Online](#)



link.waveapps.com/9m2hkb-83c3d8

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% FEE WILL BE APPLIED TO CREDIT CARDS.

Clarifications

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.



Invoice

2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).
17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

18. Additional requests outside the proposal require approved change orders from customers.

19. Assumption of Risk:

The Client acknowledges that there are inherent risks associated with the landscaping services, including but not limited to property damage, personal injury, or financial loss. The Client voluntarily assumes all risks and agrees to hold the Coastal outdoor harmless.

Indemnification:

The Client agrees to indemnify and hold Coastal Outdoor, its employees, agents, and subcontractors harmless from any claims, damages, losses, or expenses arising out of or in connection with the landscaping services, except for claims resulting from the Landscape Contractor's gross negligence or willful misconduct.

Insurance:

The Landscape Contractor agrees to maintain appropriate liability insurance coverage during the term of the agreement and provide proof of insurance upon request.

Limitation of Liability:

The Landscape Contractor's liability to the Client shall be limited to the amount paid by the Client for the landscaping services provided. Under no circumstances shall the Landscape Contractor be liable for any consequential, incidental, or indirect damages.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically if inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Down to Earth

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



Invoice: #149719

July 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

Tree and plant replacement

Invoice Date

7/29/2025

Date Due

8/13/2025

Terms

Net 15

Customer PO #

Estimate # 118170

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#118170 - Tree and plant replacement				\$4,920.06
<ul style="list-style-type: none"> Replace dead sable along SR 56, Lockman Rd and Wide water way across from amenity center. Add Giant Iris to North water entrance sign. Add Jasmin along front entry way to fill in bed. 				

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

LCE025: Tree/Plant Installation				\$4,330.06
Confederate Jasmine Installed (E) (Kit)	3 Gallon	20.00	\$28.50	\$570.00
Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00
Giant Apostle Iris Installed (E) (Kit)	3 Gallon	25.00	\$40.51	\$1012.75
Palm Sabal "Booted" Installed (E) (Kit)	16' CT	3.00	\$844.10	\$2532.31
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
LCE006: Irrigation Repairs				\$590.00
Irrigation Labor (Hide) (Labor)				\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$250.00	\$250.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.

<https://huntington.billercia.com/ebpp/DownToEarth/>

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/>.

Subtotal	\$4,920.06
Sales Tax	\$0.00
Total	\$4,920.06
Credits/Payments	(\$0.00)
Balance Due	\$4,920.06

**Down to Earth**

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

Estimate: #118170**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Tree and plant replacement

Estimated Job Start Date

May 15, 2025

Proposed By

Dave Towsley

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$65.00
Palm Sabal "Booted" Installed (E)	16' CT	3	\$844.10	\$2,532.31
Giant Apostle Iris Installed (E)	3 Gallon	25	\$40.51	\$1,012.75
Confederate Jasmine Installed (E)	3 Gallon	20	\$28.50	\$570.00
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$250.00	\$250.00
Subtotal				\$4,920.06
Estimated Tax				\$0.00
Job Total				\$4,920.06

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

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

Proposed By:

Dave Towsley
Down to Earth

05/12/2025

Date

Agreed & Accepted By:

Jayna Cooper

5-12-25

Inframark

Date

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

Down to Earth

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



Invoice: #150111

July 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

Project/Job

Replace dead maple along childers

Invoice Date

7/31/2025

Date Due

8/15/2025

Terms

Net 15

Customer PO #

Estimate # 116823

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
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#116823 - Replace dead maple along childers				\$1,667.27
• Remove and replace dead Maple tree along Childers next to new home.				

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

\$1,582.27

Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00
Red Maple installed (E) (Kit)	3.5" Caliper	1.00	\$1357.27	\$1357.27
Site Prep, Removal, & Disposal (E) (Labor)				\$75.00

LCE006: Irrigation Repairs

\$85.00

Irrigation Labor (Hide) (Labor)				\$85.00
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Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$1,667.27
Sales Tax	\$0.00
Total	\$1,667.27
Credits/Payments	(\$0.00)
Balance Due	\$1,667.27

Down to Earth

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



Invoice: #150114

July 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

Project/Job

Oak tree replacement

Invoice Date

7/31/2025

Date Due

8/15/2025

Terms

Net 15

Customer PO #

Estimate # 120757

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#120757 - Oak tree replacement				\$6,739.21
<ul style="list-style-type: none"> Remove and replace 3 dead oak trees on Lanier and Kircher Remove and replace 2 dead sabel along Childers blvd 				

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				\$6,229.21
Live Oak "Cathedral" installed (E) (Kit)	3" Caliper	3.00	\$1363.67	\$4091.00
Palm Sabal "Booted" Installed (E) (Kit)	16' CT	2.00	\$844.11	\$1688.21
Site Prep, Removal, & Disposal (E) (Labor)				\$450.00
LCE006: Irrigation Repairs				\$510.00
Irrigation Labor (Hide) (Labor)				\$510.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

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<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$6,739.21
Sales Tax	\$0.00
Total	\$6,739.21
Credits/Payments	(\$0.00)
Balance Due	\$6,739.21

Down to Earth

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



Invoice: #149718

July 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

Front bullnose annuals on Widewater

Invoice Date

7/29/2025

Date Due

8/13/2025

Terms

Net 15

Customer PO #

Estimate # 122599

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#122599 - Front bullnose annuals on Widewater				\$2,054.02
<ul style="list-style-type: none"> Seasonal flower change out. Remove old annuals at Widewater and SR 56 bullnose and install new. Adjust irrigation as needed. Apply super bloom fertilizer and snap shop. 				

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				\$1,884.02
8-2-12 POLYON FERTILIZER (Material)	Each	1.00	\$69.42	\$69.42
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Subcontracted Annuals - Deluxe (Sub)	4"	540.00	\$3.24	\$1749.60
LCE006: Irrigation Repairs				\$170.00
Irrigation Labor (Hide) (Labor)				\$170.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$2,054.02
Sales Tax	\$0.00
Total	\$2,054.02
Credits/Payments	(\$0.00)
Balance Due	\$2,054.02

Re: Two Rivers Approvals

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

Date Thu 1/9/2025 7:27 PM

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

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

Attention!

Notice: External Email

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

Please report any suspicious email to IT Support.

Hi Dave,

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

Thank you,

Jayna Cooper | CDM | District Manager



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

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

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

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

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

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

Subject: Two Rivers Approvals

This Message Is From an External Sender

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

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

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

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978
Dave.Towsley@down2earthinc.com
7840 Fruitville Rd.
Sarasota, FL 34240
www.dtelandscape.com



Down to Earth

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



Invoice: #149717

July 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

Project/Job

Front bullnose annuals on Childers

Invoice Date

7/29/2025

Date Due

8/13/2025

Terms

Net 15

Customer PO #

Estimate # 122597

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#122597 - Front bullnose annuals on Childers				\$2,054.02
<ul style="list-style-type: none"> Seasonal flower change out. Remove old annuals at Childers and SR 56 bullnose and install new. Adjust irrigation as needed. Apply super bloom fertilizer and snap shop. 				

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				\$1,884.02
8-2-12 POLYON FERTILIZER (Material)	Each	1.00	\$69.42	\$69.42
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Subcontracted Annuals - Deluxe (Sub)	4"	540.00	\$3.24	\$1749.60
LCE006: Irrigation Repairs				\$170.00
Irrigation Labor (Hide) (Labor)				\$170.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.property-service-portal.com](https://dtelandscapes.com/property-service-portal)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$2,054.02
Sales Tax	\$0.00
Total	\$2,054.02
Credits/Payments	(\$0.00)
Balance Due	\$2,054.02

Re: Two Rivers Approvals

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

Date Thu 1/9/2025 7:27 PM

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

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

Attention!

Notice: External Email

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

Please report any suspicious email to IT Support.

Hi Dave,

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

Thank you,

Jayna Cooper | CDM | District Manager



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

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

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

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

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

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

Subject: Two Rivers Approvals

This Message Is From an External Sender

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

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

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

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978
Dave.Towsley@down2earthinc.com
7840 Fruitville Rd.
Sarasota, FL 34240
www.dtelandscape.com



Down to Earth

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



Invoice: #150119

July 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 dead maple along Northwater blvd

Invoice Date

7/31/2025

Date Due

8/15/2025

Terms

Net 15

Customer PO #

Estimate # 116824

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#116824 - Replace dead maple along Northwater blvd				\$1,742.27
<ul style="list-style-type: none"> Remove and replace dead maple tree along North water blvd, Near curve in the road Left side 				

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				\$1,657.27
Red Maple installed (E) (Kit)	3.5" Caliper	1.00	\$1357.27	\$1357.27
Site Prep, Removal, & Disposal (E) (Labor)				\$300.00
LCE006: Irrigation Repairs				\$85.00
Irrigation Labor (Hide) (Labor)				\$85.00

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.

<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$1,742.27
Sales Tax	\$0.00
Total	\$1,742.27
Credits/Payments	(\$0.00)
Balance Due	\$1,742.27

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com
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.: 3644
Terms: Due on receipt
Invoice date: 08/26/2025
Due date: 09/01/2025

P.O. Number: Jessie (On-site)
Sales Rep: Mike Fields

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	Childers : "Childers + Lanier" - temporarily fix broken post "STOP" sign (08/25/25)	1	\$100.00	\$100.00
2.	Install (Signage)	Childers : "Childers + Lanier" - Remove the damaged post + install new 12-ft fluted post. Transfer to the new post the existing STOP sign and additional backer frame, base, finial top.	1	\$300.00	\$300.00
Total					\$400.00

INVOICE

Horticulture Haulers Inc.
11315 Carter Rd
Palmetto, FL 34221

horticulturehaulersinc@gmail.com
+1 (941) 842-4285



Bill to TWO RIVERS NORTH CDD
Inframark
2005 Pan Am Circle Suite 200
Tampa, FL 33607

Ship to
Inframark
2005 Pan Am Circle Suite 200
Tampa, FL 33607

Invoice details Job Location: Northwater
Invoice no.: 91005
Terms: Net 30
Invoice date: 07/21/2025
Due date: 08/20/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Trim	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.	Tree Trim	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

Ways to pay



Total \$2,250.00

View and pay

INVOICE

Horticulture Haulers Inc.
11315 Carter Rd
Palmetto, FL 34221

horticulturehaulersinc@gmail.com
+1 (941) 842-4285



Bill to TWO RIVERS NORTH CDD
Inframark
2005 Pan Am Circle Suite 200
Tampa, FL 33607

Ship to
Inframark
2005 Pan Am Circle Suite 200
Tampa, FL 33607

Invoice details Job Location: Childers
Invoice no.: 91006
Terms: Net 30
Invoice date: 07/21/2025
Due date: 08/20/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Trim	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.	Tree Trim	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.	Tree Trim	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

Ways to pay



View and pay

Total \$2,325.00

INVOICE

Horticulture Haulers Inc.
11315 Carter Rd
Palmetto, FL 34221

horticulturehaulersinc@gmail.com
+1 (941) 842-4285



Bill to TWO RIVERS NORTH CDD
Inframark
2005 Pan Am Circle Suite 200
Tampa, FL 33607

Ship to
Inframark
2005 Pan Am Circle Suite 200
Tampa, FL 33607

Invoice details
Invoice no.: 91007
Terms: Net 30
Invoice date: 07/22/2025
Due date: 08/21/2025

Job Location: 36013 Ellsworth place
Zephyrhil

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Removal	Removal of a large pine tree in the retention pond.	1	\$2,800.00	\$2,800.00

Total \$2,800.00

Ways to pay



View and pay

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

Invoice 1166



BILL TO Two Rivers North-Childers Childers 2005 Pan Am Cir Tampa FL 33607	DATE	PLEASE PAY	DUE DATE
	08/19/2025	\$125.00	09/18/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool deck cleaning	Trash can on pool deck was spot cleaned.		125.00	125.00
SUBTOTAL					125.00
TAX					0.00
TOTAL					125.00
TOTAL DUE					\$125.00

THANK YOU.

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

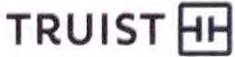
Invoice 1165



BILL TO Northwater At Two Rivers 2005 Pan Am Cir Tampa FL 33607	DATE	PLEASE PAY	DUE DATE
	08/19/2025	\$925.00	09/18/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool deck cleaning	Pool furniture will be moved, and the surface will be pre-treated with 1% sodium hypochlorite and surfactant solution, surface cleaned, and post-treated with a 1% sodium hypochlorite and surfactant solution. The entirety of the pool deck will be cleaned.		925.00	925.00
SUBTOTAL					925.00
TAX					0.00
TOTAL					925.00
TOTAL DUE					\$925.00

THANK YOU.



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa



Page 1 of 4

Billing cycle 07/10/25 - 08/09/25

Account number ending in 1013

Account summary

Previous balance		\$981.75
Payments & other credits	-	\$981.75
Purchases & other charges	-	\$1,077.54
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$1,077.54

Credit limit	\$10,000.00
Available credit	\$8,922.46
Available for cash advance	\$0.00
Statement closing date	08/09/2025
Days in billing cycle	31

Questions?



Visit
truist.com



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844-4TRUIST
(844-487-8478)



International
collect
910-914-8250



Write
TRUIST CARD SERVICES
PO BOX 200
WILSON, NC 27894-0200

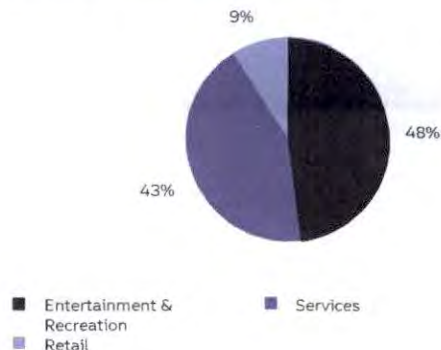
Payment information

New balance \$1,077.54

Minimum payment due \$20.00

Payment due date 09/03/25

Spending this cycle



Important information

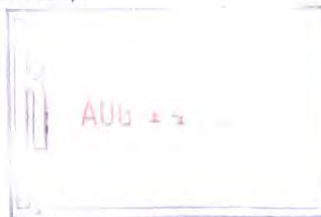
If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
TWO RIVERS NORTH CMNTY DEV DISTRICT			Account number ending in 1013	Total: -\$981.75
				-B

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400



Account number ending in	1013
Statement closing date	08/09/25
New balance	\$1,077.54
Minimum payment due	\$20.00
Payment due Date	09/03/25
Amount enclosed	\$

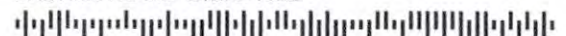
480000562136800000000000000020000000000107754

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

TWO RIVERS NORTH CMNTY DEV DISTRICT
ERIC DAVIDSON
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

**N0004970

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



58 10 1 3 5 9 11 56 1 30 1 7 5 6 1 4 1 1 8 7 1 8 1 0 1 3



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Page 2 of 4

Billing cycle 07/10/25 - 08/09/25

Account number ending in 1013

Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of Information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

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TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Page 3 of 4

Billing cycle 07/10/25 - 08/09/25

Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
07/23	07/23	0625072301628231	PAYMENTS - THANK YOU	-\$981.75

Cardholder activity

Total cardholder new activity: \$1,077.54

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ		Account number ending in 8900		Total: \$1,077.54
07/22	07/23	24692165203100804735840	SQ *BUBBLES N FOAM gosq.com FL	\$518.34
07/25	07/27	24275395206900019922371	3H AC 813-9794208 FL	\$461.96
07/29	07/31	24692165211107931157293	THE HOME DEPOT 8929 ZEPHYRHILLS FL	\$97.24

Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	0.00%	0.00000% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

Two Rivers North			
Date	Vendor / Merchant	Description	Amount
07/22/2025	Foam and Bubbles	Community event entertainment	\$ 518.34
07/25/2025	3H AC	Clubhouse AC repair - blower motor replacement	\$ 461.96
07/29/2025	Home Depot	Trash cleanup supplies: trash can, shovel, gloves, reacher	\$ 97.24
			\$ 1,077.54

h CDD - July 2025 Expences

Category	Accounting Code	Receipt Attached (Yes/No)
Special Events	001-549052-57201	Yes
Amenity Maintenance	001-546176-57201	Yes
Trash & Debris Removal	001-534121-53908	Yes

Notes
Entertainment for community event
Split payment, remainder handled separately
Supplies to remove trash from community trail

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ALCHEMY POOL SERVICE LLC	9/1/2025	000770	\$3,000.00	\$3,000.00	POOL SERVICE SEPT 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2025	152912	\$6,212.69	\$6,212.69	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2025	152913	\$17,810.89	\$17,810.89	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2025	152903	\$7,093.84	\$7,093.84	LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2025	152902	\$6,884.80	\$6,884.80	LANDSCAPING
INFRAMARK LLC	9/5/2025	158191	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158191	\$375.00		ADMINISTRATION
INFRAMARK LLC	9/5/2025	158191	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	9/5/2025	158191	\$50.00		RENTAL & LEASES
INFRAMARK LLC	9/5/2025	158191	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	9/5/2025	158191	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	9/5/2025	158191	\$416.67		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158191	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	9/5/2025	158191	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/5/2025	158191	\$1,500.00		FIELD MANAGEMENT
INFRAMARK LLC	9/5/2025	158191	\$500.00		CONSTRUCTION ACCOUNTING
INFRAMARK LLC	9/5/2025	158191	\$7,083.33	\$13,525.00	ONSITE SERVICES-JESENIA PEREZ
JAYMAN ENTERPRISES	9/1/2025	4197	\$2,125.00	\$2,125.00	DOG STATION MAINT/PURCHASE & INSTALL
JAYMAN ENTERPRISES	9/1/2025	4196	\$2,825.00	\$2,825.00	JANITORIAL MAINTENANCE AUGUST 2025
SITEX AQUATICS	9/1/2025	10203-B	\$3,010.00	\$3,010.00	AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$62,487.22	\$62,487.22	
Utilities					
CHARTER COMMUNICATIONS ACH	8/24/2025	1665027082425	\$99.99	\$99.99	ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS ACH	9/7/2025	1669019090725	\$99.99	\$99.99	ACCT #8337 13 062 1665027
WITHLACOOCHIE RIVER ELECTRIC ACH	9/11/2025	091125-7327	\$46.51	\$46.51	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC ACH	9/11/2025	091125-7332	\$50.39	\$50.39	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC ACH	9/11/2025	091125-7333	\$40.81	\$40.81	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC ACH	9/11/2025	091125-7341	\$40.38	\$40.38	ELECTRIC
WITHLACOOCHIE RIVER ELECTRIC ACH	9/11/2025	091125-8834	\$4,450.69	\$4,450.69	ELECTRIC
Utilities Subtotal			\$4,828.76	\$4,828.76	
Regular Services					
EGIS INSURANCE ADVISORS	9/19/2025	29687	\$34,934.00	\$34,934.00	INSURANCE
INFRAMARK LLC	8/28/2025	157217	\$948.49		DISTRICT SERVICES
INFRAMARK LLC	8/28/2025	157217	\$490.82	\$1,439.31	Postage

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
THOMPSON SAFETY	9/10/2025	TPAINU00003088	\$184.00	\$184.00	FIRE EXTINGUISHER ANNUAL MAINTENANCE
Regular Services Subtotal			\$36,557.31	\$36,557.31	
Additional Services					
COASTAL FENCE SERVICES, LLC	9/3/2025	24	\$450.00	\$450.00	BARBED WIRE FENCE REPAIRS
COASTAL OUTDOOR SERVICES LLC	7/2/2025	2647	\$2,350.00	\$2,350.00	ELECTRICIAN SOLAR LIGHTS JULY 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/29/2025	153157	\$945.50	\$945.50	IRRIGATION
SITEX AQUATICS	9/4/2025	10228-B	\$2,380.00	\$2,380.00	TRASH REMOVAL IN PONDS - AUGUST 2025
THOMPSON SAFETY	9/10/2025	TPAINU00003084	\$95.00	\$95.00	FIRE EXTINGUISHER ANNUAL MAINTENANCE SEPTEMBER 2025
Additional Services Subtotal			\$6,220.50	\$6,220.50	
TOTAL			\$110,093.79	\$110,093.79	



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

Invoice #000770

Issue date
Sep 1, 2025

Invoice #000770

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 September 2, 2025 \$3,000.00	Due September 1, 2025 \$3,000.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (08/31/2025 - 09/27/2025)</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i> <i>Pool service for - (08/31/2025 - 09/27/2025)</i> <i>Two Rivers North A2 North-water</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>	1	\$3,000.00	\$3,000.00
Subtotal			\$3,000.00

Total Due \$3,000.00



Pay online
To pay your invoice go to <https://squareup.com/u/Eug8ywof>
Or open the camera on your mobile device and place the QR code in the camera's view.

Down to Earth

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



Invoice: #152912

September 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

Project/Job

Two Rivers North CDD A1 Contract (2025)
Estimate # 103499

Invoice Date

9/1/2025

Date Due

10/1/2025

Terms

Net 30

Customer PO #**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
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

Down to Earth

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



Invoice: #152913

September 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

Two Rivers North CDD A2 Contract (2025)
Estimate # 103500

Invoice Date

9/1/2025

Date Due

10/1/2025

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#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
(352) 523-4954

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<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

Down to Earth

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



Invoice: #152903

September 2025

Customer

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

Property / Project Address

Two Rivers North CDD - Childers
FL

Wesley Chapel, FL 33544

Project/Job

Two Rivers North CDD - Childers Contract (2025)
Estimate # 103505

Invoice Date

9/1/2025

Date Due

10/1/2025

Terms

Net 30

Customer PO #**Invoice Details**

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

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

Down to Earth

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



Invoice: #152902

September 2025

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Two Rivers North CDD - Northwater Contract (2025)
Estimate # 103503

Invoice Date

9/1/2025

Date Due

10/1/2025

Terms

Net 30

Customer PO #**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
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158191

CUSTOMER ID

C2410

PO#

INVOICE

DATE

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

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

Services provided for the Month of: September 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
Subtotal					13,525.00

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

Invoice

Date	Invoice #
9/1/2025	4197

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
	August 2025 Monthly janitorial maintenance.	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
	Purchase and Install 1 dog station	400.00	400.00
All work is complete!		Total	\$2,125.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
9/1/2025	4196

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
	August 2025 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	200.00	200.00
	Purchase and Install 3 Dog stations	1,200.00	1,200.00
	8/21/25 Bottles in trash cans at the pool amenity	50.00	50.00
All work is complete!		Total	\$2,825.00

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
10203-b	09/01/2025	\$3,010.00	10/01/2025	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

August 24, 2025
Invoice Number: 1665027082425
Account Number: 8337 13 062 1665027
Security Code: 5981
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary

Service from 08/24/25 through 09/23/25
details on following pages

Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 09/11/25	
Total Due by Auto Pay	\$99.99

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-833-584-1017 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.



Thank you for choosing Spectrum Business.

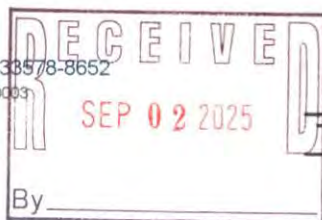
We appreciate your prompt payment and value you as a customer.

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 DY RP 24 08252025 NNNNNNNN 01 000810 0003

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



August 24, 2025

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027082425
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



833713062166502700094454



Invoice Number: TWO RIVERS NORTH CDDA1
 Account Number: 1665027082425
 Security Code: 8337 13 062 1665027
 5981

Contact Us

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

8833 2390 DY RP 24 08252025 NNNNNNNN 01 000810 0003

Charge Details

Previous Balance		99.99
EFT Payment	08/11	-99.99
Remaining Balance		\$0.00

Payments received after 08/24/25 will appear on your next bill.

Service from 08/24/25 through 09/23/25

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
	\$99.99

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

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 for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

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

Continued on the next page...

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



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



September 7, 2025

Invoice Number: 1669019090725
Account Number: 8337 13 001 1669019
Security Code: 4366
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

Contact Us

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

Summary Service from 09/07/25 through 10/06/25
details on following pages

Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 09/24/25	
Total Due by Auto Pay	\$99.99

NEWS AND INFORMATION

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Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-833-584-1017 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.

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

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4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 07 09082025 NNNNNNNN 01 000801 0003

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

September 7, 2025

TWO RIVERS NORTH A2

Invoice Number: 1669019090725
Account Number: 8337 13 001 1669019
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Total Due by Auto Pay \$99.99

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





Invoice Number: TWO RIVERS NORTH A2
 Account Number: 1669019090725
 Security Code: 8337 13 001 1669019
4366

Contact Us

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

8633 2390 DY RP 07 09082025 NNNNNNNN 01 000801 0003

Charge Details

Previous Balance		99.99
EFT Payment	08/24	-99.99
Remaining Balance		\$0.00

Payments received after 09/07/25 will appear on your next bill.

Service from 09/07/25 through 10/06/25

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 08/06/26

Business WiFi	10.00
	\$99.99

Spectrum Business™ Internet Total \$99.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$99.99

Total Due by Auto Pay \$99.99

Billing Information

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

Continued on the next page ...

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



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



**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 **09/11/2025**
Amount Due **46.51**
Current Charges Due **10/06/2025**

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
08/07	928	09/08	987				59

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	32	2
Aug 2025	30	1
Sep 2024	30	0

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



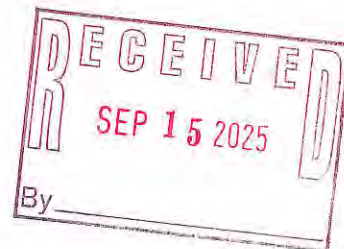
2 0 1 5 8 4 8 9

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

Previous Balance 43.50
Payment 43.50CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 59 KWH @ 0.06090 3.59
Fuel Adjustment 59 KWH @ 0.04400 2.60
FL Gross Receipts Tax 1.16

Total Current Charges 46.51
Total Due E.F.T. 46.51



DO NOT PAY
Total amount will be electronically transferred on or after 09/26/2025.

**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: 09/11/2025

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 09/26/2025
TOTAL CHARGES DUE 46.51
DO NOT PAY

WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE, INC.

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

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

Cycle 07

Bill Date 09/11/2025
Amount Due 50.39
Current Charges Due 10/06/2025

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Us
08/07	1042	09/08	1137				95

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2025	32	3
Aug 2025	30	2
Sep 2024	30	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. 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
Payment
Balance Forward

47.59CR

47.59
0.00

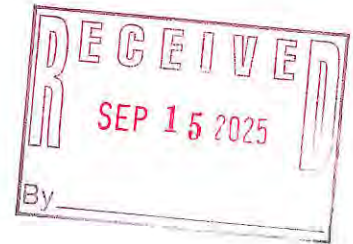
Customer Charge
Energy Charge 95 KWH @ 0.06090
Fuel Adjustment 95 KWH @ 0.04400
FL Gross Receipts Tax

39.16
5.79
4.18
1.26

Total Current Charges
Total Due

E.F.T.

50.39
50.39



DO NOT PAY
Total amount will be electronically transferred on or after 09/26/2025.

WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE, INC.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/11/2025

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 09/26/2025
TOTAL CHARGES DUE 50.39
DO NOT PAY

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2025	32	0
Aug 2025	30	0
Sep 2024	30	0

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



2 0 1 5 8 4 8 9

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

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

Bill Date 09/11/2025
Amount Due 40.81
Current Charges Due 10/06/2025

District Office Serving You
One Pasco Center

See Reverse Side For More Information

ELECTRIC SERVICE					
From	To	Reading	Multiplier	Dem. Reading	kWh Used
08/07	09/08	85	91		6

Previous Balance
Payment
Balance Forward

40.59CR
0.00

Customer Charge
Energy Charge 6 KWH @ 0.06090
Fuel Adjustment 6 KWH @ 0.04400
FL Gross Receipts Tax

39.16
0.37
0.26
1.02

Total Current Charges
Total Due

E.F.T.

40.81
40.81



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

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P.O. Box 278 • Dade City, Florida 33526-0278

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District: OP07

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

OP07

Electronic Funds Transfer on or after 09/26/2025
TOTAL CHARGES DUE 40.81
DO NOT PAY

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/11/2025**
Amount Due **40.38**
Current Charges Due **10/06/2025**

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Sep 2025	32	0
Aug 2025	30	0
Sep 2024	30	0

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



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

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/07	125	09/08	127				2

Previous Balance
Payment
Balance Forward

40.70CR
0.00

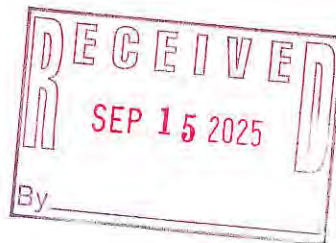
Customer Charge
Energy Charge 2 KWH @ 0.06090
Fuel Adjustment 2 KWH @ 0.04400
FL Gross Receipts Tax

39.16
0.12
0.09
1.01

Total Current Charges
Total Due

E.F.T.

40.38
40.38



DO NOT PAY
Total amount will be electronically transferred on or after 09/26/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date: **09/11/2025**

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 09/26/2025
TOTAL CHARGES DUE 40.38
DO NOT PAY

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Comparative Usage Information
Average kWh
Period Days Per Day



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

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.

Account Number **2288834** Cycle 07
Meter Number
Customer Number 20158489
Customer Name TWO RIVERS NORTH CDD

Bill Date **09/11/2025**
Amount Due **4,450.69**
Current Charges Due **10/06/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

ELECTRIC SERVICE
From To
Date Reading Date Reading Multiplier Dem. Reading KW Demand kWh Use

Previous Balance
Payment
Balance Forward

4,450.69
4,450.69CR
0.00

Light Energy Charge
Light Support Charge
Light Maintenance Charge
Light Fixture Charge
Light Fuel Adj 3,200 KWH @ 0.04400
Poles (QTY 128)
FL Gross Receipts Tax

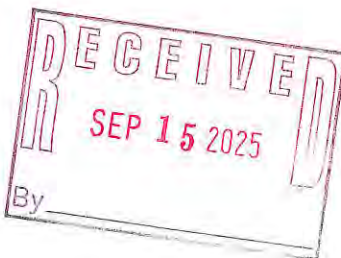
35.84
78.08
1,187.84
1,465.60
140.80
1,536.00
6.53

Total Current Charges
Total Due

E.F.T.

4,450.69
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 09/26/2025.

**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: 09/11/2025

Use above space for address change ONLY.

2288834
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP07

Electronic Funds Transfer on or after 09/26/2025
TOTAL CHARGES DUE **4,450.69**
DO NOT PAY



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

INVOICE

Customer	Two Rivers North CDD
Acct #	1279
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 34,934.00
Payment Amount	
Payment for:	Invoice#29687
100125959	

Thank You

Please detach and return with payment



Customer: Two Rivers North CDD

Invoice	Effective	Transaction	Description	Amount
29687	10/01/2025	Renew policy	Policy #100125959 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	34,934.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 34,934.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

157217

DATE

8/28/2025

CUSTOMER ID

C2410

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

BILL TO

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jana Cooper-6-27-25 3H AC : AC Service Call: \$387.50, Eric Davidson- 6-11-25 DNH*GODADDY : email renewals: \$479.40, 6-20-25 SPRINGHILL SUITES LAND : meeting space: \$81.59	1	Ea	948.49		948.49
Postage	621	Ea	0.79		490.82
Subtotal					1,439.31

Subtotal

\$1,439.31

Tax

\$0.00

Total Due

\$1,439.31

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.



Thompson Safety - TPA (formerly All Florida Fire)
5903 Hampton Oaks Parkway, Suite C
Tampa, FL 33610
License: FED24-000085, FED24-000084

INVOICE

Bill To:

Two Rivers North
Cust #: TPA006472
Zephyrhills, FL, 33541

Ship To:

Childers at Two Rivers North
Site #: P-1771
1990 Lanier Rd,
Zephyrhills, FL 33541,
USA

Invoice #:

TPAINU00003088

Cust #:

TPA006472

Acct Zip:

33541

Reference/PO:

-

Invoiced Date:

09/10/2025

Due Date:

10/12/2025

Description	Quantity	Unit Price	Tax Amount	Subtotal
Fire Parts & Service Charge	1.00	\$80.00	\$0.00	\$80.00
Fire Extinguisher Annual Maint	1.00	\$15.00	\$0.00	\$15.00
5lb ABC Fire Ext	1.00	\$89.00	\$0.00	\$89.00
			Subtotal	\$184.00
			Total Tax	\$0.00
			Invoice Total	\$184.00

Client Signature:

Jessy Perez

Technician Signature:

[Leave Us a Review](#)

Payment instructions

Online: www.thompson-safety.com/paynow

ACH: Acct#: 488038550678 Remit#: 111000025

Checks: Mail Checks here

Thompson Safety LLC

P.O. Box 842365

Dallas, TX 75284-2365

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

BILL TO
Inframark- Two Rivers North CDD
Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

Invoice Number: 24
P.O./S.O. Number: fence barbed wire area
Invoice Date: September 3, 2025
Payment Due: September 10, 2025
Amount Due (USD): \$450.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Fence repaired barbed wire fence that was cut and added 3 no trespassing signs plus a 4th larger sign	1	\$450.00	\$450.00

Total: \$450.00

Amount Due (USD): \$450.00

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/ywwpsq-g6kdcm

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.

Invoice

2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO

Inframark - Two Rivers North CDD

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

813-608-8242
jayna.cooper@inframark.com

Invoice Number: 2647

Invoice Date: July 2, 2025

Payment Due: July 17, 2025

Amount Due (USD): \$2,350.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Lighting solar brass lights	10	\$235.00	\$2,350.00

Total: \$2,350.00

Amount Due (USD): \$2,350.00

[Pay Securely Online](#)



link.waveapps.com/nwh333-68hcn9

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% FEE WILL BE APPLIED TO CREDIT CARDS.

Clarifications

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).
17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

18. Additional requests outside the proposal require approved change orders from customers.

19. Assumption of Risk:

The Client acknowledges that there are inherent risks associated with the landscaping services, including but not limited to property damage, personal injury, or financial loss. The Client voluntarily assumes all risks and agrees to hold the Coastal outdoor harmless.

Indemnification:

The Client agrees to indemnify and hold Coastal Outdoor, its employees, agents, and subcontractors harmless from any claims, damages, losses, or expenses arising out of or in connection with the landscaping services, except for claims resulting from the Landscape Contractor's gross negligence or willful misconduct.

Insurance:

The Landscape Contractor agrees to maintain appropriate liability insurance coverage during the term of the agreement and provide proof of insurance upon request.

Limitation of Liability:

The Landscape Contractor's liability to the Client shall be limited to the amount paid by the Client for the landscaping services provided. Under no circumstances shall the Landscape Contractor be liable for any consequential, incidental, or indirect damages.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically if inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Down to Earth

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



Invoice: #153157

August 2025

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Invoice Irrigation Form August
Estimate # 126182

Invoice Date

8/29/2025

Date Due

9/13/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#126182 - Invoice Irrigation Form August				\$945.50
LCE006: Irrigation Repairs				\$945.50
1" Zone Line Repair (Kit)	Each	2.00	\$1.50	\$3.00
Decoder 1 Station Replaced (Kit)	Each	3.00	\$290.00	\$870.00
Drip Line Fittings (Kit)	Each	20.00	\$3.00	\$60.00
Drip Line Repair (Kit)	Foot	5.00	\$2.50	\$12.50

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$945.50
Sales Tax	\$0.00
Total	\$945.50
Credits/Payments	(\$0.00)
Balance Due	\$945.50

Irrigation Service Report

General Information

Technician: Dleal

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: Monthly Wet Check

Controller Name: ACC2

Date: Aug. 15, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: friday

Program Name: Program B

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,tuesday,wednesday,thursday,friday,saturday,sunday

Program Name: Program C

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,tuesday,wednesday,thursday,friday,saturday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	None	Spray	Drip	Drip	Bubbler	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 7	Billable Items: 1. Zone Line Repair Item Type: 1 Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Bubbler	Drip	Drip	Drip	Bubbler	Bubbler	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	Yes	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Decoder Replaced Item Type: Station-1 Qty: 1	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 5 2. Drip Line Item Type: Fittings Used Qty: 5	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Bubbler	Spray	Spray	Drip	Spray	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Drip	Spray	Spray	Drip	Drip	Bubbler	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Spray	Drip	Drip	Bubbler	Bubbler	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	36	37	38	39	40
Zone Type	Drip	Bubbler	Drip	Drip	Bubbler
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	No	No	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Text

Additional Comments:

Re: Two Rivers Approvals

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

Date Thu 1/9/2025 7:27 PM

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

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

Attention!

Notice: External Email

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

Please report any suspicious email to IT Support.

Hi Dave,

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

Thank you,

Jayna Cooper | CDM | District Manager



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

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

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

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

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

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

Subject: Two Rivers Approvals

This Message Is From an External Sender

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

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

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

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978
Dave.Towsley@down2earthinc.com
7840 Fruitville Rd.
Sarasota, FL 34240
www.dtelandscape.com



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
10228-b	09/04/2025	\$2,380.00	10/04/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Additional Services	August: Trash removal to the high water mark in ponds. 2. Trash will be disposed of in the on-site dumpster	1	2,380.00	2,380.00

SUBTOTAL	2,380.00
TAX	0.00
TOTAL	2,380.00
BALANCE DUE	\$2,380.00



Thompson Safety - TPA (formerly All Florida Fire)
5903 Hampton Oaks Parkway, Suite C
Tampa, FL 33610
License: FED24-000085, FED24-000084

INVOICE

Bill To:

Two Rivers North
Cust #: TPA006472
Zephyrhills, FL, 33541

Ship To:

Northwater at Two Rivers North
Site #: P-1772
2689 Widewater Wy,
Zephyrhills, FL 33541,
USA

Invoice #:

TPAINU00003084

Cust #:

TPA006472

Acct Zip:

33541

Reference/PO:

-

Invoiced Date:

09/10/2025

Due Date:

10/12/2025

Description	Quantity	Unit Price	Tax Amount	Subtotal
Fire Parts & Service Charge	1.00	\$80.00	\$0.00	\$80.00
Fire Extinguisher Annual Maint	1.00	\$15.00	\$0.00	\$15.00
			Subtotal	\$95.00
			Total Tax	\$0.00
			Invoice Total	\$95.00

Client Signature:

Jesse

Technician Signature:

[Leave Us a Review](#)

Payment instructions

Online: www.thompson-safety.com/paynow

ACH: Acct#: 488038550678 Remit#: 111000025

Checks: Mail Checks here

Thompson Safety LLC

P.O. Box 842365

Dallas, TX 75284-2365

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL	SERIES 2022	CAPITAL	GENERAL	GENERAL		
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM		
	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 296,599	\$ -	\$ -	\$ -	\$ -	\$ -	296,599
Cash in Transit	7	-	-	-	-	-	7
Accounts Receivable - Other	6,854	-	-	-	-	-	6,854
Due From Developer	12,761	-	-	-	-	-	12,761
Due From Other Funds	-	38,675	38	-	-	-	38,713
Investments:							
Acquisition & Construction Account	-	-	4,772	-	-	-	4,772
Reserve Fund	-	608,939	-	-	-	-	608,939
Revenue Fund	-	568,278	-	-	-	-	568,278
Prepaid Trustee Fees	2,694	-	-	-	-	-	2,694
Deposits	2,445	-	-	-	-	-	2,445
Utility Deposits	320,068	-	-	-	-	-	320,068
Fixed Assets							
Construction Work In Process	-	-	-	10,436,499	-	-	10,436,499
Amount To Be Provided	-	-	-	-	18,114,500	-	18,114,500
TOTAL ASSETS	\$ 641,428	\$ 1,215,892	\$ 4,810	\$ 10,436,499	\$ 18,114,500	\$ -	\$ 30,413,129
LIABILITIES							
Accounts Payable	\$ 9,959	\$ -	\$ -	\$ -	\$ -	\$ -	9,959
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	38,713	-	-	-	-	-	38,713
TOTAL LIABILITIES	382,645	-	-	-	18,114,500	-	18,497,145

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Trustee Fees	2,694	-	-		-	-	2,694
Restricted for:							
Debt Service	-	1,215,892	-		-	-	1,215,892
Capital Projects	-	-	4,810		-	-	4,810
Unassigned:	256,089	-	-		10,436,499	-	10,692,588
TOTAL FUND BALANCES	258,783	1,215,892	4,810		10,436,499	-	11,915,984
TOTAL LIABILITIES & FUND BALANCES	\$ 641,428	\$ 1,215,892	\$ 4,810		\$ 10,436,499	\$ 18,114,500	\$ 30,413,129

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Fence Easement Revenue	\$ -	\$ 300	\$ 300	0.00%
Interest - Tax Collector	-	2,393	2,393	0.00%
Rental Income	-	1,100	1,100	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	-	875	875	0.00%
TOTAL REVENUES	1,440,045	1,488,139	48,094	103.34%

EXPENDITURES

Administration

Supervisor Fees	10,000	7,600	2,400	76.00%
Payroll-Pool Monitors	24,000	-	24,000	0.00%
ProfServ-Dissemination Agent	5,000	4,167	833	83.34%
ProfServ-Info Technology	600	717	(117)	119.50%
ProfServ-Recording Secretary	2,400	2,830	(430)	117.92%
ProfServ-Trustee Fees	6,500	4,041	2,459	62.17%
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Waterway Management	2,500	-	2,500	0.00%
District Counsel	9,500	35,403	(25,903)	372.66%
District Engineer	9,500	2,971	6,529	31.27%
Administrative Services	4,500	6,122	(1,622)	136.04%
Management & Accounting Services	6,000	-	6,000	0.00%
District Manager	25,000	31,157	(6,157)	124.63%
Accounting Services	9,000	16,100	(7,100)	178.89%
Auditing Services	6,000	6,600	(600)	110.00%
Onsite Staff	85,000	53,597	31,403	63.06%
Website Compliance	1,500	1,500	-	100.00%
Internet & Wifi	2,400	-	2,400	0.00%
Postage, Phone, Faxes, Copies	2,000	1,000	1,000	50.00%
Rentals & Leases	600	850	(250)	141.67%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	35,000	19,868	15,132	56.77%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Plant Replacement	30,000	-	30,000	0.00%
Annual Tree Trimming	10,000	-	10,000	0.00%
Legal Advertising	3,500	6,162	(2,662)	176.06%
Bank Fees	200	531	(331)	265.50%
Financial & Revenue Collections	5,000	4,583	417	91.66%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Meeting Expense	4,000	250	3,750	6.25%
Website Administration	1,200	1,122	78	93.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	312,899	207,496	105,403	66.31%
<u>Electric Utility Services</u>				
Utility - Gas	10,000	867	9,133	8.67%
Utility - Electric	30,000	30,805	(805)	102.68%
Utility - StreetLights	190,000	68,637	121,363	36.12%
Total Electric Utility Services	230,000	100,309	129,691	43.61%
<u>Garbage/Solid Waste Services</u>				
Utility - Water	3,000	16,343	(13,343)	544.77%
Total Garbage/Solid Waste Services	3,000	16,343	(13,343)	544.77%
<u>Stormwater Control</u>				
Aquatic Maintenance	38,000	49,976	(11,976)	131.52%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	49,976	(6,976)	116.22%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	32,000	32,850	(850)	102.66%
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	33,710	2,290	93.64%
Security & Fire Monitoring Services	12,000	8,958	3,042	74.65%
Contracts - Landscape	477,000	536,982	(59,982)	112.57%
Janitorial Services & Supplies	3,000	1,575	1,425	52.50%
Insurance - General Liability	3,146	-	3,146	0.00%
R&M-Other Landscape	15,000	2,600	12,400	17.33%
R&M-Swimming Pool	6,000	-	6,000	0.00%
R&M-Boundary Walls/Fences/Monuments	30,000	39,523	(9,523)	131.74%
Landscape - Annuals	18,000	13,010	4,990	72.28%
Landscape - Mulch	35,000	33,795	1,205	96.56%
R&M-Security Cameras	4,000	-	4,000	0.00%
R&M-Trail Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	30,000	3,437	26,563	11.46%
Entry & Walls Maintenance	10,000	12,750	(2,750)	127.50%
Total Other Physical Environment	745,146	723,565	21,581	97.10%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	30,000	13,388	16,612	44.63%
Total Road and Street Facilities	30,000	13,388	16,612	44.63%
<u>Parks and Recreation</u>				
Field Services	12,000	15,389	(3,389)	128.24%
Pest Control	2,400	1,347	1,053	56.13%
Amenity Maintenance & Repairs	20,000	24,252	(4,252)	121.26%
Access Control Maintenance & Repair	10,000	684	9,316	6.84%
Special Events	10,000	3,090	6,910	30.90%
Amenity Center-Miscellaneous Facility	4,000	15,928	(11,928)	398.20%
Access Control	2,000	350	1,650	17.50%
Park Garbage & Dog Waste Station Supplies	5,000	-	5,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	66,000	61,040	4,960	92.48%
<u>Contingency</u>				
Misc-Contingency	10,000	8,295	1,705	82.95%
Total Contingency	10,000	8,295	1,705	82.95%
TOTAL EXPENDITURES	1,440,045	1,180,412	259,633	81.97%
Excess (deficiency) of revenues				
Over (under) expenditures	-	307,727	307,727	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	1,406,358	1,406,358	0.00%
Construction in Progress	-	(1,406,358)	(1,406,358)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 307,727	\$ 307,727	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(48,942)		
FUND BALANCE, ENDING		\$ 258,785		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2022 Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 49,640	\$ 49,640	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%
TOTAL REVENUES	1,214,556	2,497,373	1,282,817	205.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	300,000	300,000	-	100.00%
Interest Expense	914,556	921,494	(6,938)	100.76%
Total Debt Service	1,214,556	1,221,494	(6,938)	100.57%
TOTAL EXPENDITURES	1,214,556	1,221,494	(6,938)	100.57%
Excess (deficiency) of revenues Over (under) expenditures	-	1,275,879	1,275,879	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(59,987)		
FUND BALANCE, ENDING		\$ 1,215,892		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2022 Capital Projects Fund (304)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 190	\$ 190	0.00%
TOTAL REVENUES	-	190	190	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,493	(1,493)	0.00%
Total Construction In Progress	-	1,493	(1,493)	0.00%
TOTAL EXPENDITURES	-	1,493	(1,493)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,303)	(1,303)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		<u>\$ 4,810</u>		

Bank Account Statement

Two Rivers North CDD

Friday, September 5, 2025
Page 1

Bank Account No. 5652
Statement No. 08_25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	296,599.20	Statement Balance	320,835.42
		Outstanding Deposits	1.62
Positive Adjustments	0.00		
Subtotal	296,599.20	Subtotal	320,837.04
Negative Adjustments	0.00	Outstanding Checks	-24,237.84
Ending G/L Balance	296,599.20	Ending Balance	296,599.20

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/01/2025		JE000435	Cash in Transit	Reverse Bank recon adj	1.85	1.85	0.00
01/01/2025		JE000437	Utility - Water	Reverse Bank recon adj	1,678.43	1,678.43	0.00
01/01/2025		JE000439	Cash in Transit	Reverse Bank recon adj	1.85	1.85	0.00
01/01/2025		JE000441	Cash in Transit	Reverse Bank recon adj	1.85	1.85	0.00
01/01/2025		JE000443	Utility - Water	Reverse Bank recon adj	198.68	198.68	0.00
01/01/2025		JE000445	Cash in Transit	Reverse Bank recon adj	1.85	1.85	0.00
01/01/2025		JE000447	Utility - Water	Reverse Bank recon adj	158.76	158.76	0.00
01/01/2025		JE000449	Utility - Electric	Reverse Bank recon adj	9,565.78	9,565.78	0.00
04/01/2025		JE000578	Utility - Electric	Reverse Bank recon adj	44.06	44.06	0.00
08/01/2025		JE000656	Utility - Water	Reverse Bank recon adj	0.81	0.81	0.00
08/01/2025		JE000660	Utility - Water	Reverse Bank recon adj	4.86	4.86	0.00
			Other				
08/26/2025	Payment	BD00052	Miscellaneous Revenues	Deposit No. BD00052	900.00	900.00	0.00
08/29/2025		JE000688	Interest - Investments	Interest Earned	0.46	0.46	0.00
Total Deposits					12,559.24	12,559.24	0.00
Checks							
							0.00
07/28/2025	Payment	1453	3H CONTRACTING, INC.	Check for Vendor V00077	-575.00	-575.00	0.00
07/30/2025	Payment	1454	3H CONTRACTING, INC.	Check for Vendor V00077	-861.46	-861.46	0.00
07/30/2025	Payment	1455	FUENTES FABULOUS FUN	Check for Vendor V00079	-1,890.00	-1,890.00	0.00
07/30/2025	Payment	1457	STANTEC	Check for Vendor V00020	-332.50	-332.50	0.00
07/30/2025	Payment	1458	TIMES PUBLISHING COM	Check for Vendor V00006	-1,562.00	-1,562.00	0.00
08/06/2025	Payment	1459	3H CONTRACTING, INC.	Check for Vendor V00077	-125.00	-125.00	0.00
08/06/2025	Payment	1460	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,900.00	-3,900.00	0.00
08/06/2025	Payment	1461	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00058	-1,100.00	-1,100.00	0.00

Bank Account Statement

Friday, September 5, 2025
Page 2

Two Rivers North CDD

Bank Account No. 5652
Statement No. 08_25

Statement Date 08/31/2025

08/06/2025	Payment	1462	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-56,313.99	-56,313.99	0.00
08/06/2025	Payment	1463	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,400.00	-3,400.00	0.00
08/06/2025	Payment	1464	NEXTERA ENERGY	Check for Vendor V00059	-6.31	-6.31	0.00
08/06/2025	Payment	1465	SITEX AQUATICS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
08/06/2025	Payment	1466	TIMES PUBLISHING COM	Check for Vendor V00006	-1,009.60	-1,009.60	0.00
08/06/2025	Payment	1467	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
08/20/2025	Payment	1472	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
08/20/2025	Payment	1473	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
08/20/2025	Payment	1474	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
08/18/2025	Payment	300001A	TRUIST - CC (ACH) CHARTER	Inv: 080925 1013	-1,077.54	-1,077.54	0.00
08/19/2025	Payment	300002A	COMMUNICATION S ACH	Inv: 1669019080725	-99.99	-99.99	0.00
08/19/2025	Payment	300003A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-7327	-43.50	-43.50	0.00
08/19/2025	Payment	300004A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-7332	-47.59	-47.59	0.00
08/19/2025	Payment	300005A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-7333	-40.59	-40.59	0.00
08/19/2025	Payment	300006A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-7341	-40.70	-40.70	0.00
08/19/2025	Payment	300007A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-8834	-4,450.69	-4,450.69	0.00
08/19/2025	Payment	300008A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-8838	-4,044.21	-4,044.21	0.00
08/19/2025	Payment	300009A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-6250	-683.33	-683.33	0.00
08/19/2025	Payment	300010A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-2688	-40.48	-40.48	0.00
08/19/2025	Payment	300011A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-2690	-40.81	-40.81	0.00
08/19/2025	Payment	300012A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-2691	-613.83	-613.83	0.00
08/19/2025	Payment	300013A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-8828	-40.16	-40.16	0.00
08/19/2025	Payment	300014A	WITHLACOOOCHEE RIVER ELECTRIC ACH	Inv: 081225-8832	-40.70	-40.70	0.00
08/27/2025		JE000679	Bank Fees	Truist Bank	-531.22	-531.22	0.00

Bank Account Statement

Friday, September 5, 2025
Page 3

Two Rivers North CDD

Bank Account No. 5652

Statement No. 08_25

Statement Date

08/31/2025

08/27/2025	Payment	1475	HORTICULTURE HAULERS, INC.	Check for Vendor V00080	-7,375.00	-7,375.00	0.00
08/27/2025	Payment	1477	STRALEY ROBIN VERICKER	Check for Vendor V00007	-5,550.38	-5,550.38	0.00
08/29/2025	Payment	300124	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915510	-4.86	-4.86	0.00
08/29/2025	Payment	300135	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915513	-0.81	-0.81	0.00
08/21/2025	Payment	300015A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728768	-0.81	-0.81	0.00
08/21/2025	Payment	300016A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728767	-8.91	-8.91	0.00
08/21/2025	Payment	300017A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728766	-51.84	-51.84	0.00
08/21/2025	Payment	300018A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22758765	-8.10	-8.10	0.00
08/21/2025	Payment	300019A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728764	-140.94	-140.94	0.00
08/21/2025	Payment	300020A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22729019	-426.50	-426.50	0.00
08/21/2025	Payment	300021A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728778	-21.87	-21.87	0.00
08/21/2025	Payment	300022A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728777	-12.96	-12.96	0.00
08/21/2025	Payment	300023A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728775	-0.81	-0.81	0.00
08/21/2025	Payment	300024A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728774	-399.33	-399.33	0.00
08/21/2025	Payment	300025A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728771	-8.10	-8.10	0.00
08/21/2025	Payment	300026A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728770	-0.81	-0.81	0.00
08/21/2025	Payment	300027A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728772	-11.34	-11.34	0.00
08/21/2025	Payment	300028A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22729798	-345.87	-345.87	0.00
08/21/2025	Payment	300029A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22729021	-432.78	-432.78	0.00
08/21/2025	Payment	300030A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728776	-15.39	-15.39	0.00

Bank Account Statement

Friday, September 5, 2025
Page 4

Two Rivers North CDD

Bank Account No. 5652
Statement No. 08_25

Statement Date 08/31/2025

08/21/2025	Payment	300031A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728773	-3.24	-3.24	0.00
08/21/2025	Payment	300032A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22730820	-89.91	-89.91	0.00
08/21/2025	Payment	300033A	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22728769	-4.05	-4.05	0.00
08/21/2025	Payment	300034A	TECO TAMPA ELECTRIC ACH	Inv: 072225 9981	-43.07	-43.07	0.00
08/21/2025	Payment	300035A	TECO TAMPA ELECTRIC ACH	Inv: 072225 6184	-78.07	-78.07	0.00
08/31/2025		JE000689	Cash in Transit	Reclass to Clear reverse	-1.85	-1.85	0.00
08/31/2025		JE000690	Cash in Transit	Reclass to Clear reverse	-1.85	-1.85	0.00
08/31/2025		JE000691	Cash in Transit	Reclass to Clear reverse	-1.85	-1.85	0.00
08/31/2025		JE000692	Cash in Transit	Reclass to Clear reverse	-1.85	-1.85	0.00
08/31/2025		JE000693	Utility - Water	Reclass to Clear reverse	-1,678.43	-1,678.43	0.00
08/31/2025		JE000694	Utility - Water	Reclass to Clear reverse	-198.68	-198.68	0.00
08/31/2025		JE000695	Utility - Water	Reclass to Clear reverse	-158.76	-158.76	0.00
08/31/2025		JE000696	Utility - Electric	Reclass to Clear reverse	-9,565.78	-9,565.78	0.00
08/31/2025		JE000697	Utility - Electric	Reclass to Clear reverse	-44.06	-44.06	0.00
08/05/2025	Payment	300000A	CHARTER COMMUNICATION S ACH	Inv: 1665027072425	-99.99	-99.99	0.00
Total Checks					-113,395.05	-113,395.05	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/16/2025	Payment	1442	SPEAREM ENTERPRISES, LLC	Check for Vendor V00076		-225.00
07/17/2025	Payment	1448	ITZ ELECTRIC CORP	Check for Vendor V00062		-1,000.00
07/30/2025	Payment	1456	INFRAMARK LLC	Check for Vendor V00016		-11.06
08/14/2025	Payment	1470	INFRAMARK LLC	Check for Vendor V00016		-13,525.00
08/14/2025	Payment	1471	STANTEC	Check for Vendor V00020		-817.50
08/27/2025	Payment	1476	SIGNAL 88, LLC	Check for Vendor V00078		-7,141.12
08/27/2025	Payment	1478	SYED MUBASHIR	Check for Vendor V00085		-250.00
08/27/2025	Payment	1479	TRULY NOLEN BRANCH 059	Check for Vendor V00046		-85.00
08/29/2025	Payment	300117A	TECO TAMPA ELECTRIC ACH	Inv: 082025-9981		-43.07
08/29/2025	Payment	300118	TECO TAMPA ELECTRIC ACH	Inv: 082025-6184		-78.07
08/29/2025	Payment	300119	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915517		-7.29
08/29/2025	Payment	300120	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915516		-0.81
08/29/2025	Payment	300121	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22916533		-108.54

Bank Account Statement

Two Rivers North CDD

Friday, September 5, 2025
Page 5

Bank Account No. 5652
Statement No. 08_25

Statement Date 08/31/2025

08/29/2025	Payment	300122	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915760	-375.02
08/29/2025	Payment	300123	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915512	-4.86
08/29/2025	Payment	300125	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915508	-2.43
08/29/2025	Payment	300126	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915507	-5.67
08/29/2025	Payment	300127	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915506	-0.81
08/29/2025	Payment	300128	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915505	-16.20
08/29/2025	Payment	300129	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915504	-7.29
08/29/2025	Payment	300130	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915503	-83.43
08/29/2025	Payment	300131	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22917551	-108.54
08/29/2025	Payment	300132	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915759	-324.12
08/29/2025	Payment	300133	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915511	-12.96
08/29/2025	Payment	300134	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915515	-4.05
Total Outstanding Checks					-24,237.84

Outstanding Deposits

08/01/2025	JE000658	Reverse Bank recon adj	1.62
Total Outstanding Deposits			1.62

Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 171,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,735
Cash in Transit	7	-	-	-	-	-	7
Accounts Receivable - Other	6,854	-	-	-	-	-	6,854
Due From Developer	-	-	358,231	-	-	-	358,231
Due From Other Funds	-	38,675	38	-	-	-	38,713
Investments:							
Acquisition & Construction Account	-	-	4,788	-	-	-	4,788
Reserve Fund	-	608,939	-	-	-	-	608,939
Revenue Fund	-	572,189	-	-	-	-	572,189
Prepaid Trustee Fees	2,694	-	-	-	-	-	2,694
Prepaid Insurance	34,934	-	-	-	-	-	34,934
Deposits	3,645	-	-	-	-	-	3,645
Utility Deposits	318,868	-	-	-	-	-	318,868
Fixed Assets							
Construction Work In Process	-	-	-	21,775,363	-	-	21,775,363
Amount To Be Provided	-	-	-	-	17,635,000	-	17,635,000
TOTAL ASSETS	\$ 538,737	\$ 1,219,803	\$ 363,057	\$ 21,775,363	\$ 17,635,000	\$ -	\$ 41,531,960
LIABILITIES							
Accounts Payable	\$ 2,370	\$ -	\$ 773,653	\$ -	\$ -	\$ -	\$ 776,023
Accounts Payable - Other	15,247	-	-	-	-	-	15,247
Retainage Payable	-	-	358,231	-	-	-	358,231
Due To Developer	318,726	-	-	-	-	-	318,726
Bonds Payable	-	-	-	-	17,635,000	-	17,635,000
Due To Other Funds	38,713	-	-	-	-	-	38,713
TOTAL LIABILITIES	375,056	-	1,131,884	-	17,635,000	-	19,141,940

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Trustee Fees	2,694	-	-		-	-	2,694
Prepaid Insurance	34,934	-	-		-	-	34,934
Restricted for:							
Debt Service	-	1,219,803	-		-	-	1,219,803
Unassigned:	126,053	-	(768,827)		21,775,363	-	21,132,589
TOTAL FUND BALANCES	163,681	1,219,803	(768,827)		21,775,363	-	22,390,020
TOTAL LIABILITIES & FUND BALANCES	\$ 538,737	\$ 1,219,803	\$ 363,057		\$ 21,775,363	\$ 17,635,000	\$ 41,531,960

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,820	\$ 4,820	0.00%
Fence Easement Revenue	-	300	300	0.00%
Interest - Tax Collector	-	2,393	2,393	0.00%
Rental Income	-	1,100	1,100	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	-	875	875	0.00%
TOTAL REVENUES	1,440,045	1,492,959	52,914	103.67%

EXPENDITURES

Administration

Supervisor Fees	10,000	7,600	2,400	76.00%
Pool - Onsite Monitor	24,000	-	24,000	0.00%
ProfServ - Dissemination Services	5,000	4,583	417	91.66%
ProfServ - Technology Services	600	767	(167)	127.83%
ProfServ - Recording Secretary	2,400	3,030	(630)	126.25%
Trustee Fees	6,500	4,041	2,459	62.17%
Wildlife Control	6,400	-	6,400	0.00%
Waterway Management	2,500	-	2,500	0.00%
District Counsel	9,500	35,403	(25,903)	372.66%
District Engineer	9,500	2,971	6,529	31.27%
ProfServ - Administrative Services	4,500	7,446	(2,946)	165.47%
Management & Accounting Services	6,000	-	6,000	0.00%
ProfServ - District Manager	25,000	33,241	(8,241)	132.96%
ProfServ - Accounting Services	9,000	17,350	(8,350)	192.78%
Auditing Services	6,000	6,600	(600)	110.00%
Amenity Onsite Staff	85,000	60,681	24,319	71.39%
ADA Website Compliance	1,500	1,500	-	100.00%
Internet	2,400	1,650	750	68.75%
Postage, Phone, Faxes, Copies, Mailings	2,000	1,491	509	74.55%
ProfServ - Rentals & Leases	600	900	(300)	150.00%
General Liability Insurance	-	13,544	(13,544)	0.00%
Public Officials Insurance	2,574	-	2,574	0.00%
Property & Casualty Insurance	35,000	19,868	15,132	56.77%
Insurance - Deductible	2,500	-	2,500	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
Landscape - Plant Replacement Program	30,000	-	30,000	0.00%
Tree Trimming	10,000	-	10,000	0.00%
Legal Advertising	3,500	6,162	(2,662)	176.06%
Bank Fees	200	826	(626)	413.00%
Financial & Revenue Collections	5,000	5,000	-	100.00%
Meeting Expense	4,000	250	3,750	6.25%
ProfServ - Website Administration	1,200	1,222	(22)	101.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	312,899	236,451	76,448	75.57%
<u>Electric Utility Services</u>				
Gas	10,000	867	9,133	8.67%
Electric Utility Services	30,000	40,346	(10,346)	134.49%
Streetlights	190,000	68,637	121,363	36.12%
Total Electric Utility Services	230,000	109,850	120,150	47.76%
<u>Garbage/Solid Waste Services</u>				
Water Utility Services	3,000	17,602	(14,602)	586.73%
Total Garbage/Solid Waste Services	3,000	17,602	(14,602)	586.73%
<u>Stormwater Control</u>				
Aquatic Maintenance - Contract	38,000	55,366	(17,366)	145.70%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Total Stormwater Control	43,000	55,366	(12,366)	128.76%
<u>Other Physical Environment</u>				
Contract - Facility Janitorial	32,000	37,800	(5,800)	118.13%
Debris Cleanup	9,000	-	9,000	0.00%
Contracts-Other Landscape	15,000	4,375	10,625	29.17%
Pool - Contract	36,000	36,710	(710)	101.97%
Security Monitoring Services	12,000	8,958	3,042	74.65%
Contracts - Landscape	477,000	574,984	(97,984)	120.54%
Facility Janitorial Supplies/Other	3,000	1,575	1,425	52.50%
General Liability Insurance	3,146	-	3,146	0.00%
R&M-Other Landscape	15,000	2,600	12,400	17.33%
Pool - R&M	6,000	-	6,000	0.00%
Boundary Walls Maintenance	30,000	39,523	(9,523)	131.74%
Landscape - Annuals	18,000	13,010	4,990	72.28%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
Landscape - Mulch	35,000	33,795	1,205	96.56%
Security Camera R&M	4,000	-	4,000	0.00%
Trail Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	30,000	4,383	25,617	14.61%
Entry/Gate/Walls Maintenance	10,000	15,100	(5,100)	151.00%
Total Other Physical Environment	745,146	772,813	(27,667)	103.71%
<u>Road and Street Facilities</u>				
Sidewalk, Pavement, Signage Repairs	30,000	13,388	16,612	44.63%
Total Road and Street Facilities	30,000	13,388	16,612	44.63%
<u>Parks and Recreation</u>				
ProfServ - Field Services	12,000	16,889	(4,889)	140.74%
Pest Control - Amenity	2,400	1,347	1,053	56.13%
Amenity R&M	20,000	24,347	(4,347)	121.74%
Access Control R&M	10,000	684	9,316	6.84%
Special Events	10,000	3,090	6,910	30.90%
Amenity Center-Miscellaneous Facility	4,000	16,297	(12,297)	407.43%
Access Control	2,000	350	1,650	17.50%
Park Garbage & Dog Waste Station Supplies	5,000	-	5,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	66,000	63,004	2,996	95.46%
<u>Contingency</u>				
Miscellaneous Contingency	10,000	8,295	1,705	82.95%
Total Contingency	10,000	8,295	1,705	82.95%
TOTAL EXPENDITURES	1,440,045	1,276,769	163,276	88.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	216,190	216,190	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	1,406,358	1,406,358	0.00%
Construction in Progress	-	(1,406,358)	(1,406,358)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 216,190	\$ 216,190	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(52,509)		
FUND BALANCE, ENDING		\$ 163,681		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2022 Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 53,551	\$ 53,551	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%
TOTAL REVENUES	1,214,556	2,501,284	1,286,728	205.94%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	300,000	300,000	-	100.00%
Interest Expense	914,556	921,494	(6,938)	100.76%
Total Debt Service	1,214,556	1,221,494	(6,938)	100.57%
TOTAL EXPENDITURES	1,214,556	1,221,494	(6,938)	100.57%
Excess (deficiency) of revenues Over (under) expenditures	-	1,279,790	1,279,790	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(59,987)		
FUND BALANCE, ENDING		\$ 1,219,803		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2022 Capital Projects Fund (304)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ (773,447)	\$ (773,447)	0.00%
TOTAL REVENUES	-	(773,447)	(773,447)	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,493	(1,493)	0.00%
Total Construction In Progress	-	1,493	(1,493)	0.00%
TOTAL EXPENDITURES	-	1,493	(1,493)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(774,940)	(774,940)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,113		
FUND BALANCE, ENDING		<u>\$ (768,827)</u>		

Bank Account Statement

Two Rivers North CDD

Friday, October 10, 2025
Page 1

Bank Account No. 5652
Statement No. 09_25

Statement Date 09/30/2025

G/L Account No. 101001 Balance	171,734.70	Statement Balance	191,983.88
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	191,983.88
Subtotal	171,734.70	Outstanding Checks	-20,249.18
Negative Adjustments	0.00	Ending Balance	171,734.70
Ending G/L Balance	171,734.70		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/01/2025		JE000658	Water Utility Services	Reverse Bank recon adj Pasco	1.62	1.62	0.00
09/18/2025	Payment	JE000721	Electric Utility Services	Withlacoochee River Electric - Ck #40421891 - A	365.00	365.00	0.00
09/18/2025	Payment	JE000722	Electric Utility Services	Withlacoochee River Electric - Ck #40421892 - A	365.00	365.00	0.00
09/30/2025		JE000747	Interest - Investments	Interest Earned	467.53	467.53	0.00
09/11/2025		JE000743	Electric Utility Services	Bank rec adj Teco utility	78.07	78.07	0.00
Total Deposits					1,277.22	1,277.22	0.00
Checks							
							0.00
07/17/2025	Payment	1448	ITZ ELECTRIC CORP	Check for Vendor V00062	-1,000.00	-1,000.00	0.00
08/27/2025	Payment	1476	SIGNAL 88, LLC	Check for Vendor V00078	-7,141.12	-7,141.12	0.00
08/27/2025	Payment	1478	SYED MUBASHIR	Check for Vendor V00085	-250.00	-250.00	0.00
08/27/2025	Payment	1479	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
08/29/2025	Payment	300117A	TECO TAMPA ELECTRIC ACH	Inv: 082025-9981	-43.07	-43.07	0.00
08/29/2025	Payment	300118	TECO TAMPA ELECTRIC ACH	Inv: 082025-6184	-78.07	-78.07	0.00
08/29/2025	Payment	300119	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915517	-7.29	-7.29	0.00
08/29/2025	Payment	300120	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915516	-0.81	-0.81	0.00
08/29/2025	Payment	300121	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22916533	-108.54	-108.54	0.00
08/29/2025	Payment	300122	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915760	-375.02	-375.02	0.00

Bank Account Statement

Two Rivers North CDD

Friday, October 10, 2025
Page 2

Bank Account No. 5652
Statement No. 09_25

Statement Date 09/30/2025

08/29/2025	Payment	300123	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915512	-4.86	-4.86	0.00
08/29/2025	Payment	300125	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915508	-2.43	-2.43	0.00
08/29/2025	Payment	300126	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915507	-5.67	-5.67	0.00
08/29/2025	Payment	300127	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915506	-0.81	-0.81	0.00
08/29/2025	Payment	300128	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915505	-16.20	-16.20	0.00
08/29/2025	Payment	300129	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915504	-7.29	-7.29	0.00
08/29/2025	Payment	300130	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915503	-83.43	-83.43	0.00
08/29/2025	Payment	300131	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22917551	-108.54	-108.54	0.00
08/29/2025	Payment	300132	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915759	-324.12	-324.12	0.00
08/29/2025	Payment	300133	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915511	-12.96	-12.96	0.00
08/29/2025	Payment	300134	PASCO COUNTY UTILITIES SERVICE ACH	Inv: 22915515	-4.05	-4.05	0.00
09/02/2025	Payment	1480	COASTAL FENCE SERVICES, LLC	Check for Vendor V00082	-700.00	-700.00	0.00
09/02/2025	Payment	1481	COASTAL OUTDOOR SERVICES LLC	Check for Vendor V00081	-4,850.00	-4,850.00	0.00
09/02/2025	Payment	1482	FIELDS CONSULTING GROUP, LLC	Check for Vendor V00069	-400.00	-400.00	0.00
09/02/2025	Payment	1483	KINGS POWER WASHING SERVICE	Check for Vendor V00050	-1,050.00	-1,050.00	0.00
09/02/2025	Payment	1484	NEXTERA ENERGY	Check for Vendor V00059	-5.35	-5.35	0.00
09/02/2025	Payment	1485	SIGNAL 88, LLC	Check for Vendor V00078	-1,817.16	-1,817.16	0.00
09/02/2025	Payment	1486	STANTEC	Check for Vendor V00020	-1,136.50	-1,136.50	0.00
09/15/2025	Payment	300136	CHARTER COMMUNICATION S ACH	Inv: 1665027082425	-99.99	-99.99	0.00
09/17/2025	Payment	1487	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
09/17/2025	Payment	1488	COASTAL FENCE SERVICES, LLC	Check for Vendor V00082	-450.00	-450.00	0.00
09/17/2025	Payment	1489	COASTAL OUTDOOR SERVICES LLC	Check for Vendor V00081	-2,350.00	-2,350.00	0.00

Bank Account Statement

Two Rivers North CDD

Friday, October 10, 2025
Page 3

Bank Account No. 5652
Statement No. 09_25

Statement Date 09/30/2025

09/17/2025	Payment	1490	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-38,947.72	-38,947.72	0.00
09/17/2025	Payment	1491	INFRAMARK LLC	Check for Vendor V00016	-14,964.31	-14,964.31	0.00
09/17/2025	Payment	1492	JAYMAN ENTERPRISES	Check for Vendor V00047	-4,950.00	-4,950.00	0.00
09/17/2025	Payment	300137	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 091125-7327	-46.51	-46.51	0.00
09/17/2025	Payment	300138	ACH WITHLACOOOCHEE RIVER ELECTRIC	Inv: 091125-7332	-50.39	-50.39	0.00
09/17/2025	Payment	300139	ACH WITHLACOOOCHEE RIVER ELECTRIC	Inv: 091125-7333	-40.81	-40.81	0.00
09/17/2025	Payment	300140	ACH WITHLACOOOCHEE RIVER ELECTRIC	Inv: 091125-7341	-40.38	-40.38	0.00
09/17/2025	Payment	300141	ACH WITHLACOOOCHEE RIVER ELECTRIC	Inv: 091125-8834	-4,450.69	-4,450.69	0.00
09/17/2025	Payment	300142	ACH CHARTER COMMUNICATION	Inv: 1669019090725	-99.99	-99.99	0.00
09/25/2025	Payment	1493	S ACH EGIS INSURANCE ADVISORS	Check for Vendor V00018	-34,934.00	-34,934.00	0.00
09/26/2025	Payment	DD333	WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001504	-4,044.21	-4,044.21	0.00
09/26/2025	Payment	DD334	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001506	-40.59	-40.59	0.00
09/26/2025	Payment	DD335	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001507	-40.81	-40.81	0.00
09/26/2025	Payment	DD336	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001508	-695.06	-695.06	0.00
09/26/2025	Payment	DD337	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001509	-40.16	-40.16	0.00
09/10/2025	Payment	DD338	ACH PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 001516	-0.81	-0.81	0.00
09/26/2025	Payment	DD341	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001505	-618.77	-618.77	0.00
09/26/2025	Payment	DD342	ACH WITHLACOOOCHEE RIVER ELECTRIC	Payment of Invoice 001510	-40.81	-40.81	0.00
09/10/2025		JE000742	ACH Water Utility Services	Bank rec adj Pasco utility	-4.86	-4.86	0.00
09/11/2025		JE000743	Electric Utility Services	Bank rec adj Teco utility	-78.07	-78.07	0.00
09/22/2025		JE000744	Bank Fees	Bank Fees	-294.55	-294.55	0.00
09/22/2025		JE000745	Amenity Center- Miscellaneous Facility	truist CC payment	-185.36	-185.36	0.00

Bank Account Statement

Two Rivers North CDD

Friday, October 10, 2025

Page 4

Bank Account No. 5652

Statement No. 09_25

Statement Date

09/30/2025

09/30/2025	JE000746	Water Utility Services	Clearing pasco adj	-1.62	-1.62	0.00
Total Checks				-130,128.76	-130,128.76	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/16/2025	Payment	1442	SPEAREM ENTERPRISES, LLC	Check for Vendor V00076	-225.00
07/30/2025	Payment	1456	INFRAMARK LLC	Check for Vendor V00016	-11.06
08/14/2025	Payment	1470	INFRAMARK LLC	Check for Vendor V00016	-13,525.00
08/14/2025	Payment	1471	STANTEC	Check for Vendor V00020	-817.50
09/29/2025	Payment	1494	SITEX AQUATICS	Check for Vendor V00026	-5,390.00
09/29/2025	Payment	1495	THOMPSON SAFETY	Check for Vendor V00086	-279.00
09/10/2025	Payment	DD339	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001517	-0.81
09/10/2025	Payment	DD340	PASCO COUNTY UTILITIES SERVICE ACH	Payment of Invoice 001518	-0.81
Total Outstanding Checks					-20,249.18

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1459	08/06/25	V00077	3H CONTRACTING, INC.	60103405	AC REPAIRS	Amenity Maintenance & Repairs	546176-53908	\$125.00
001	1460	08/06/25	V00042	ALCHEMY POOL SERVICE LLC	000762	POOL SERVICE AUGUST	POOL	534149-57201	\$3,900.00
001	1461	08/06/25	V00058	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1591	FENCE REPAIRS - POOL GATE	FENCE REPAIRS	546176-53908	\$550.00
001	1461	08/06/25	V00058	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1592	FENCE REPAIRS - POOL GATE	FENCE REPAIRS	546176-57201	\$550.00
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149106	NORTHWATER CONTRACT AUGUST 2025	LANDSCAPING	534171-53908	\$6,884.80
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149107	CHILDERS CONTRACT AUGUST 2025	LANDSCAPING	534171-53908	\$7,093.84
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149719	TREE AND PLANT REPLACEMENT	Landscape Maintenance	546300-53908	\$4,920.06
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	150111	REPLACE DEAD MAPLE ALONG CHILDERS	Landscape Maintenance	546300-53908	\$1,667.27
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	150114	OAK TREE REPLACEMENT	Landscape Maintenance	546300-53908	\$6,739.21
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149718	FRONT BULLNOSE ANNUALS ON WIDEWATER	Landscape Maintenance	546300-53908	\$2,054.02
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149717	FRONT BULLNOSE ANNUALS ON CHILDERS	Landscape Maintenance	546300-53908	\$2,054.02
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	150119	REPLACE DEAD MAPLE ALONG NORTHWATER BLVD	Landscape Maintenance	546300-53908	\$1,742.27
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149116	A1 CONTRACT AUGUST 2025	LANDSCAPING	534171-53908	\$5,347.61
001	1462	08/06/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	149117	A2 CONTRACT	LANDSCAPING	534171-53908	\$17,810.89
001	1463	08/06/25	V00047	JAYMAN ENTERPRISES	4138	JANITORIAL CONTRACT JUNE 2025	JANITORIAL CONTRACT	534026-53908	\$1,575.00
001	1463	08/06/25	V00047	JAYMAN ENTERPRISES	4139	JANITORIAL CONTRACT JULY 2025	JANITORIAL CONTRACT	534026-57201	\$1,825.00
001	1464	08/06/25	V00059	NEXTERA ENERGY	30665429	GAS 05/22/25-06/20/25	GAS	543019-53100	\$6.31
001	1465	08/06/25	V00026	SITEX AQUATICS	10100-B	LAKE MAINTENANCE AUGUST 2025	LAKE MAINTENANCE	546995-53908	\$3,010.00
001	1466	08/06/25	V00006	TIMES PUBLISHING COM	47216-072325	LEGAL AD 07/23/25-07/30/25	LEGAL AD	548002-51301	\$227.60
001	1466	08/06/25	V00006	TIMES PUBLISHING COM	43932-070925	LEGAL AD 07/09/25-07/30/25	LEGAL AD	548002-51301	\$782.00
001	1467	08/06/25	V00046	TRULY NOLEN BRANCH 059	590289235	PEST CONTROL 07/29/25	PEST CONTROL	531170-57201	\$85.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	ADMINISTRATION	531148-51301	\$375.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	FIELD MANAGEMENT	531122-57201	\$1,500.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1470	08/14/25	V00016	INFRAMARK LLC	155335	DISTRICT MANAGEMENT AUGUST 2025	ONSITE SERVICES-JESENA PEREZ	534215-51301	\$7,083.33
001	1471	08/14/25	V00020	STANTEC	2384726	ENGINEERING SERVICES THROUGH APRIL 2025	District Engineer	531147-51301	\$817.50
001	1472	08/20/25	V00022	CARLOS DE LA OSSA	CO-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
001	1473	08/20/25	V00014	KELLY ANN EVANS	KE-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
001	1474	08/20/25	V00010	NICHOLAS J. DISTER	ND-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
001	1475	08/27/25	V00080	HORTICULTURE HAULERS, INC.	91005	TREE TRIMMING - NORTHWATER	TREE TRIMMING	546246-53908	\$2,250.00
001	1475	08/27/25	V00080	HORTICULTURE HAULERS, INC.	91006	TREE TRIMMING - CHILDERS	TREE TRIMMING	546246-53908	\$2,325.00
001	1475	08/27/25	V00080	HORTICULTURE HAULERS, INC.	91007	REMOVAL OF LARGE PINE TREE - 36013 ELLSWORTH PLACE	TREE REMOVAL	546246-53908	\$2,800.00
001	1476	08/27/25	V00078	SIGNAL 88, LLC	US_67643	ROVING PATROL 08/01/25-08/31/25	ROVING PATROL	534162-53908	\$2,550.40
001	1476	08/27/25	V00078	SIGNAL 88, LLC	US_69953	ROVING PATROL 07/01/25-07/31/25	ROVING PATROL	534162-53908	\$2,040.32
001	1476	08/27/25	V00078	SIGNAL 88, LLC	US_69957	ROVING PATROL 06/28/25-06/29/25	ROVING PATROL	534162-53908	\$255.04
001	1476	08/27/25	V00078	SIGNAL 88, LLC	US_69956	ROVING PATROL 07/01/25-07/31/25	ROVING PATROL	534162-53908	\$2,040.32
001	1476	08/27/25	V00078	SIGNAL 88, LLC	US_69954	ROVING PATROL 06/28/25-06/30/25	ROVING PATROL	534162-53908	\$255.04
001	1477	08/27/25	V00007	STRALEY ROBIN VERICKER	26968	DISTRICT COUNSEL THROUGH 07/31/25	DISTRICT COUNSEL	531146-51401	\$5,550.38
001	1478	08/27/25	V00085	SYED MUBASHIR	SM 082525 REF	CLUBHOUSE DEPOSIT REFUND	Deposits	156100-51301	\$250.00
001	1479	08/27/25	V00046	TRULY NOLEN BRANCH 059	590291596	PEST CONTROL 08/18/25	PEST CONTROL	531170-57201	\$85.00
001	300000A	08/05/25	V00051	CHARTER COMMUNICATIONS ACH	1665027072425	SERVICE 07/24/25-08/23/25	ACCT #8337 13 062 1665027	549900-58200	\$99.99
001	300001A	08/18/25	V00071	TRUIST - CC (ACH)	080925 1013	CREDIT CARD PURCHASES 07/10/25-08/09/25	CC CHARGES	549133-51301	\$1,077.54
001	300002A	08/19/25	V00051	CHARTER COMMUNICATIONS ACH	1669019080725	INTERNET 08/07/25-09/06/25	ACCT #8337 13 062 1665027	549900-58200	\$99.99
001	300003A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-7327	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$43.50
001	300004A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-7332	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$47.59
001	300005A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-7333	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$40.59
001	300006A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-7341	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$40.70
001	300007A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-8834	PUBLIC LIGHTING	Utility - Electric	543041-53100	\$4,450.69
001	300008A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-8838	PUBLIC LIGHTING	Utility - Electric	543041-53100	\$4,044.21
001	300009A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-6250	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$683.33

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300010A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-2688	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$40.48
001	300011A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-2690	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$40.81
001	300012A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-2691	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$613.83
001	300013A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-8828	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$40.16
001	300014A	08/19/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	081225-8832	ELECTRIC 07/08/25-08/07/25	ELECTRIC	543041-53100	\$40.70
001	300015A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728768	WATER 06/05/25-07/07/25	WATER	543018-53600	\$0.81
001	300016A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728767	WATER 06/05/25-07/07/25	WATER	543018-53600	\$8.91
001	300017A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728766	WATER 06/05/25-07/07/25	WATER	543018-53600	\$51.84
001	300018A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	227S8765	WATER 06/05/25-07/07/25	WATER	543018-53600	\$8.10
001	300019A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728764	WATER 06/05/25-07/07/25	WATER	543018-53600	\$140.94
001	300020A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22729019	WATER 06/05/25-07/07/25	WATER	543018-53600	\$426.50
001	300021A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728778	WATER 06/05/25-07/07/25	WATER	543018-53600	\$21.87
001	300022A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728777	WATER 06/05/25-07/07/25	WATER	543018-53600	\$12.96
001	300023A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728775	WATER 06/05/25-07/07/25	WATER	543018-53600	\$0.81
001	300024A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728774	WATER 06/05/25-07/07/25	WATER	543018-53600	\$399.33
001	300025A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728771	WATER 06/05/25-07/07/25	WATER	543018-53600	\$8.10
001	300026A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728770	WATER 06/05/25-07/07/25	WATER	543018-53600	\$0.81
001	300027A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728772	WATER 06/05/25-07/07/25	WATER	543018-53600	\$11.34
001	300028A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22729798	WATER 06/05/25-07/07/25	WATER	543018-53600	\$345.87
001	300029A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22729021	WATER 06/05/25-07/07/25	WATER	543018-53600	\$432.78
001	300030A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728776	ELECTRIC 06/05/25-07/07/25	WATER	543018-53600	\$15.39
001	300031A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728773	WATER 06/05/25-07/07/25	UTILITIES	543018-53600	\$3.24
001	300032A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22730820	WATER 06/05/25-07/07/25	UTILITIES	543018-53600	\$89.91
001	300033A	08/21/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22728769	WATER 06/05/25-07/07/25	UTILITIES	543018-53600	\$4.05
001	300034A	08/21/25	V00043	TECO TAMPA ELECTRIC ACH	072225 9981	ELECTRIC 06/21/25-07/18/25	ELECTRIC	543041-53100	\$43.07
001	300035A	08/21/25	V00043	TECO TAMPA ELECTRIC ACH	072225 6184	ELECTRIC 06/21/25-07/18/25	ELECTRIC	543041-53100	\$78.07
001	300117A	08/29/25	V00043	TECO TAMPA ELECTRIC ACH	082025-9981	ELECTRIC 07/19/25-08/20/25	ELECTRIC	543041-53100	\$43.07
001	300118	08/29/25	V00043	TECO TAMPA ELECTRIC ACH	082025-6184	ELECTRIC 07/19/25-08/20/25	ELECTRIC	543041-53100	\$78.07
001	300119	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915517	WATER 07/07/25-08/05/25	WATER	543018-53401	\$7.29
001	300120	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915516	WATER 07/07/25-08/05/25	WATER	543018-53401	\$0.81
001	300121	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22916533	WATER 07/07/25-08/05/25	WATER	543018-53401	\$108.54
001	300122	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915760	WATER 07/07/25-08/05/25	WATER	543018-53401	\$375.02
001	300123	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915512	WATER 07/07/25-08/05/25	WATER	543018-53401	\$4.86
001	300124	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915510	WATER 07/07/25-08/05/25	WATER	543018-53401	\$4.86
001	300125	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915508	WATER 07/07/25-08/05/25	WATER	543018-53401	\$2.43
001	300126	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915507	WATER 07/07/25-08/05/25	WATER	543018-53401	\$5.67
001	300127	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915506	WATER 07/07/25 - 08/05/25	WATER	543018-53401	\$0.81
001	300128	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915505	WATER 07/07/25-08/05/25	WATER	543018-53401	\$16.20
001	300129	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915504	WATER 07/07/25-08/05/25	WATER	543018-53401	\$7.29
001	300130	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915503	WATER 07/07/25 - 08/05/25	WATER	543018-53401	\$83.43
001	300131	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22917551	WATER 07/07/25-08/05/25	WATER	543018-53401	\$108.54
001	300132	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915759	WATER 07/07/25-08/05/25	WATER	543018-51401	\$324.12
001	300133	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915511	WATER 07/07/25-08/05/25	WATER	543018-53401	\$12.96
001	300134	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915515	WATER 07/07/25-08/05/25	WATER	543018-53401	\$4.05
001	300135	08/29/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	22915513	WATER 07/07/25-08/05/25	WATER	543018-53401	\$0.81
Fund Total									\$118,991.54

Total Checks Paid	\$118,991.54
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1480	09/02/25	V00082	COASTAL FENCE SERVICES, LLC	17	BARBED WIRE FENCE INSTALL	Amenity Center-Miscellaneous Facility	549133-57201	\$700.00
001	1481	09/02/25	V00081	COASTAL OUTDOOR SERVICES LLC	2725	ELECTRICIAN	Entry/Gate/Walls Maintenance	546992-53908	\$4,850.00
001	1482	09/02/25	V00069	FIELDS CONSULTING GROUP, LLC	3644	INSTALL SIGNAGE	Miscellaneous Contingency	549900-58200	\$400.00
001	1483	09/02/25	V00050	KINGS POWER WASHING SERVICE	1166	CLEANED TRASH CAN ON POOL DECL	CLEANED TRASH CAN ON POOL DECK	549133-57201	\$125.00
001	1483	09/02/25	V00050	KINGS POWER WASHING SERVICE	1165	POOL DECK CLEANING	Amenity Center-Miscellaneous Facility	549133-57201	\$925.00
001	1484	09/02/25	V00059	NEXTERA ENERGY	31050905	GAS 06/21/25-07/18/25	GAS	543019-53100	\$5.35
001	1485	09/02/25	V00078	SIGNAL 88, LLC	US_68726	ROVING PATROL 08/01/25-08/31/25	ROVING PATROL	534162-53908	\$1,817.16
001	1486	09/02/25	V00020	STANTEC	2440737	DISTRICT ENGINEER	District Engineer	531147-51301	\$1,136.50
001	1487	09/17/25	V00042	ALCHEMY POOL SERVICE LLC	000770	POOL SERVICE SEPT 2025	Pool - Contract	534149-57201	\$3,000.00
001	1488	09/17/25	V00082	COASTAL FENCE SERVICES, LLC	24	REPAIRED BARBED WIRE FENCE SEPT 2025	BARBED WIRE FENCE REPAIRS	549900-53908	\$450.00
001	1489	09/17/25	V00081	COASTAL OUTDOOR SERVICES LLC	2647	ELECTRICIAN SOLAR BRASS LIGHTS JULY 2025	ELECTRICIAN SOLAR LIGHTS JULY 2025	546992-53908	\$2,350.00
001	1490	09/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	152912	A1 CONTRACT	LANDSCAPING	534171-53908	\$6,212.69
001	1490	09/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	153157	IRRIGATION MAINTENANCE AUGUST 2025	IRRIGATION	546930-53908	\$945.50
001	1490	09/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	152913	A2 CONTRACT	LANDSCAPING	534171-53908	\$17,810.89
001	1490	09/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	152903	CHILDERS CONTRACT SEPT 2025	LANDSCAPING	534171-53908	\$7,093.84
001	1490	09/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	152902	LANDSCAPING SEPT 2025	LANDSCAPING	534171-53908	\$6,884.80
001	1491	09/17/25	V00016	INFRAMARK LLC	157217	AC SVC, EMAIL RENEWALS, MEETING SPACE, POSTAGE	DISTRICT SERVICES	531148-51301	\$948.49
001	1491	09/17/25	V00016	INFRAMARK LLC	157217	AC SVC, EMAIL RENEWALS, MEETING SPACE, POSTAGE	Postage	541024-51301	\$490.82
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	ADMINISTRATION	531148-51301	\$375.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	FIELD MANAGEMENT	531122-57201	\$1,500.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1491	09/17/25	V00016	INFRAMARK LLC	158191	DISTRICT MANAGEMENT SEPT 2025	ONSITE SERVICES-JESENIA PEREZ	534215-51301	\$7,083.33
001	1492	09/17/25	V00047	JAYMAN ENTERPRISES	4197	JANITORIAL MAINTENANCE PURCHASE & INSTALL AUGUST 2025	DOG STATION MAINT/PURCHASE & INSTALL	534026-57201	\$2,125.00
001	1492	09/17/25	V00047	JAYMAN ENTERPRISES	4196	JANITORIAL MAINTENANCE AUGUST 2025	Contract - Facility Janitorial	534026-57201	\$2,825.00
001	1493	09/25/25	V00018	EGIS INSURANCE ADVISORS	29687	INSURANCE-POLICY# 100125959 10/01/25-10/01/26	INSURANCE	155100-51301	\$34,934.00
001	1494	09/29/25	V00026	SITEX AQUATICS	10203-B	AQUATIC MAINTENANCE SEPTEMBER 2025	AQUATIC MAINTENANCE	546995-53908	\$3,010.00
001	1494	09/29/25	V00026	SITEX AQUATICS	10228-B	09/03/25 Tree Trimming - Shires	TRASH REMOVAL IN PONDS - AUGUST 2025	546995-53908	\$2,380.00
001	1495	09/29/25	V00086	THOMPSON SAFETY	TPAINU00003084	FIRE EXTINGUISHER ANNUAL MAINTENANCE	FIRE EXTINGUISHER ANNUAL MAINTENANCE SEPTEMBER 2025	546176-57201	\$95.00
001	1495	09/29/25	V00086	THOMPSON SAFETY	TPAINU00003088	FIRE EXTINGUISHER ANNUAL MAINTENANCE	FIRE EXTINGUISHER ANNUAL MAINTENANCE	549133-57201	\$184.00
001	300136	09/15/25	V00051	CHARTER COMMUNICATIONS ACH	1665027082425	SERVICES 08/24/25-08/23/25	ACCT #8337 13 062 1665027	549900-58200	\$99.99
001	300137	09/17/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	091125-7327	ELECTRIC 08/07/25-09/08/25	ELECTRIC	543041-53100	\$46.51
001	300138	09/17/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	091125-7332	ELECTRIC 08/07/25-09/08/25	ELECTRIC	543041-53100	\$50.39
001	300139	09/17/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	091125-7333	ELECTRIC 08/07/25-09/08/25	ELECTRIC	543041-53100	\$40.81
001	300140	09/17/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	091125-7341	ELECTRIC 08/07/25-09/08/25	ELECTRIC	543041-53100	\$40.38
001	300141	09/17/25	V00030	WITHLACOOCHIEE RIVER ELECTRIC ACH	091125-8834	PUBLIC LIGHTING	ELECTRIC	543041-53100	\$4,450.69
001	300142	09/17/25	V00051	CHARTER COMMUNICATIONS ACH	1669019090725	INTERNET 09/07/25-10/06/25	ACCT #8337 13 062 1665027	549900-58200	\$99.99
Fund Total									\$120,052.80

Total Checks Paid	\$120,052.80
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**Down to Earth**

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

Estimate: #126549**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Removal of palmettos 3rd
revision

Estimated Job Start Date

August 29, 2025

Proposed By

Dave Towsley

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$3,375.00
Flax Lily "Blueberry Flax" Installed (E)	1 Gallon	80	\$8.75	\$700.00
Crape Myrtle - "Black Diamond" (multi) Installed (E)	15 Gallon	2	\$185.00	\$370.00
Muhly Grass "Pink" Installed (E)	1 Gallon	1	\$8.75	\$8.75
Black Mulch Installed (E)	2 Cubic Foot Bag	150	\$8.65	\$1,297.50
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
Command Soil installed (E)	Cubic Yard	3	\$128.62	\$385.87
Irrigation Repairs				
Irrigation Labor (Hide)				\$850.00
Miscellaneous Irrigation Parts	Each	1	\$400.00	\$400.00
Subtotal				\$7,537.12
Estimated Tax				\$0.00
Job Total				\$7,537.12

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

- Remove all palmettos in center median along Widewater way near the entrance.
- Modify irrigation as needed
- Top dress mulch in median.
- Install 2 purple crape myrtles in the center with pink muily grass in between tree's and flax lily around the perimeter edge. To minimize obstructions plants will be spaced out further.
- The palmettos and the ground are extremely compact and will require extra work. To reduce cost palmetto's will be disposed of.

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

Proposed By:

Dave Towsley
Down to Earth

08/27/2025
Date

Agreed & Accepted By:

Jayna Cooper 9/2/25
Inframark Date

This instrument was prepared by:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606

Two Rivers North Community Development District **Infrastructure Cost Sharing Agreement**

This Two Rivers North Community Development District Infrastructure Cost Sharing Agreement (this “**Agreement**”) is made and entered into as of the 14th day of September, 2025 by and between the **Two Rivers North Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **EPG Two Rivers North, LLC**, a Florida limited liability company (the “**Owner**”).

Background Information

Owner owns a commercial parcel depicted in **Exhibit “A”** that is located within the boundaries of the District (the “**Commercial Parcel**”). Once developed, the Commercial Parcel will benefit from a stormwater management system and a roadway known as Childers Way that will both be owned and maintained by the District. The District is in the process of amending the boundaries of the District so that the Commercial Parcel is located outside of the District and once the Commercial Parcel is removed from the boundaries of the District, it cannot be assessed by the District for any benefits or services received from the District. The parties desire to enter into this Agreement to share in the costs of the drainage and roadway infrastructure and related maintenance that they benefit from and incorporate other terms related to such infrastructure as described in this Agreement. This Agreement is intended to become effective once the boundary amendment is approved, and the Commercial Parcel is completely removed from the District’s boundaries.

NOW THEREFORE in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Background Information.** The foregoing Background Information is true and correct and is hereby incorporated into this Agreement by this reference.
2. **Maintenance Responsibilities.**
 - a. The District agrees to be responsible for the installation, operation, maintenance, repair and replacement of the stormwater management system that will receive the Commercial Parcel’s stormwater runoff (the “**Stormwater System**”) and the District right-of-way known as Childers Way adjacent to the Commercial Parcel (the “**Roadway**”) within the District.
 - b. All work will be performed in a neat and professional manner and shall be in accordance with industry standards and all operational, safety, insurance, and other compliance

requirements imposed by federal, state, county, or regulatory bodies.

3. **Damage.** In the event that any party causes damage to any improvements or property maintained by any other party, they shall coordinate to diligently pursue the restoration or reimbursement of the same and the improvements so damaged to, as nearly as practical, the original condition.
4. **Payment of Vendors.** The District agrees to pay its contracted vendors in a timely manner for invoices for services rendered.
5. **Methodology for Cost Sharing Amount.**
 - a. The District utilizes an Equivalent Assessment Units (“EAUs”) basis for its budget. The District assigns 1 EAU for a 50' residential lot.
 - b. The District will assign 2.15 EAUs for the Commercial Parcel as the calculation of benefit received from the Stormwater System and the Roadway (which takes into account the benefit the Commercial Parcel receives from this infrastructure).
 - c. The District shall not assign any EAUs on the Commercial Parcel for any other District services (services provided to residents and not the Commercial Parcel).
 - d. The methodology is further described in the sample build out budget based on the current development plan attached hereto as **Exhibit “B”**.
6. **Annual Payment to the District.**
 - a. The District’s fiscal year runs from October 1 - September 30th each year. The District’s budget may vary from year to year, and as such the amount owed by Owner will correspond to the final adopted budget utilizing the above methodology.
 - b. The District shall submit an invoice to Owner by October 1 of each year for the upcoming year’s services.
 - c. Owner agrees to pay the invoice to the District by December 31st of each year.
7. **Term.** This Agreement shall commence and be effective on the date that the Commercial Parcel is completely removed from the District’s boundaries and shall remain in effect until mutually terminated in writing by both the District and Owner.
8. **Relationship.** The parties to this Agreement are not partners, joint ventures, employees or agents of any other party, and no one party shall have the authority to bind any other party. No party shall have the right to make any contract or commitments for, or on behalf of, another party without the prior written approval of any other party.
9. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the parties.
10. **Assignment.** No party may assign their obligations or rights in this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any assignment entered into without such written approval shall be invalid and unenforceable.

11. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the County where the District is located.
12. **Enforcement of Agreement.** A default by any party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event any party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
13. **Covenants Running with the Land; Binding Effect.** The rights and burdens created hereby shall be appurtenant to and shall constitute covenants running with the land, shall bind the parties or their successors, and shall inure to the parties' benefit.
14. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Chapter, 119, Florida Statutes.
15. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
16. **No Third-Party Beneficiaries and No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The terms and conditions of this Agreement shall not constitute dedications to the public and no member of the public shall have any rights hereunder.
17. **Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.
18. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
19. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

- 20. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 22. Notice.** Whenever any party desires to give notice to any other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to any other parties shall be made.

To the District:
 c/o Inframark
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607
 Attn: Brian K. Lamb
brian.lamb@inframark.com

To EPG Two Rivers North, LLC:
 111 S Armenia Avenue
 Tampa, FL 33609
 Attn: *Carlos de la Ossa*
 Email: *cdellossa@eisenhowerpropertygroup.com*

- 23. Entire Agreement.** This Agreement contains the entire agreement, and no party is to rely upon any oral representations made by any other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

[Signature Pages to follow]

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

Witnesses

[Signature]
 Name: STEPHANIE J. TERRY
 Address: 111 S. Armenia Ave
Tampa, FL 33609

[Signature]
 Name: Austin Barnes
 Address: 111 S. Armenia Ave
Tampa, FL 33609

**Two Rivers North Community
Development District**

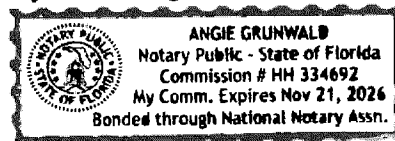
[Signature]
 Name: Carlos de la Ossa
 Chair of the Board of Supervisors

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on September 24, 2025, 2025 by Carlos de la Ossa as Chair of the Board of Supervisors of the **Two Rivers North Community Development District**, on behalf of the district, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Signature]
 Notary Public Signature



Notary Stamp

Witnesses

Carlos de la Ossa
 Name: Carlos de la Ossa
 Address: 111 S. Armenia Ave.
Tampa, FL 33609

Stephanie Ytreoy
 Name: STEPHANIE YTREOY
 Address: 111 S. Armenia Ave
Tampa, FL 33609

EPG Two Rivers North, LLC a Florida limited liability company

By: **Eisenhower Management, Inc.**
 a Florida corporation
 Its Manager

By: Nicholas J. Dister
 Vice President

STATE OF FLORIDA
 COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on Sept 24, 2025 by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of EPG Two Rivers North, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Stephanie Ytreoy
 Notary Public **STEPHANIE YTREOY**



Notary Public
 State of Florida
 Comm# HH498374
 Expires 2/29/2028

Notary Stamp

Exhibit "A"

COMMERCIAL PARCEL LEGAL DESCRIPTION

(Legal description and sketch included on the following pages)

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION PARCEL 1**


DESCRIPTION: That part of TRACT "B-1", according to the plat of TWO RIVERS PARCEL A1 PHASE A, as recorded in Plat Book 91, Pages 37 through 49 inclusive, of the Public Records of Pasco County, Florida, lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3969, of the Public Records of Pasco County, Florida, also being a point on the Southerly boundary of the aforesaid TRACT "B-1", run thence along the Southerly boundary of said TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT and said Southerly boundary of TRACT "B-1", also being the Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida, the following two (2) courses: 1) S.61°13'11"E., 50.66 feet to a point of curvature; 2) Easterly, 1506.45 feet along the arc of a curve to the left having a radius of 5604.58 feet and a central angle of 15°24'02" (chord bearing S.68°55'12"E., 1501.92 feet) to the Southeast corner of Parcel 802C (Drainage Easement), as recorded in Official Records Book 9430, Page 401 and as recorded in Official Records Book 9432, Page 3257, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along the Easterly boundary of said Parcel 802C (Drainage Easement), N.10°08'35"E., 40.06 feet to a point on a curve, also being the Northeast corner of said Parcel 802C (Drainage Easement); thence along the Northerly boundary of said Parcel 802C (Drainage Easement), Westerly, 519.47 feet along the arc of a curve to the right having a radius of 5564.58 feet and a central angle of 05°20'55" (chord bearing N.73°55'21"W., 519.28 feet) to a point on the Easterly boundary of the Southwest Florida Water Management District (the "S.W.F.W.M.D.") Wetland Line, according to the aforesaid plat of TWO RIVERS PARCEL A1 PHASE A; thence along said Easterly boundary of the S.W.F.W.M.D. Wetland Line the following eight (8) courses: 1) N.47°29'35"E., 32.49 feet; 2) N.62°44'50"E., 136.19 feet; 3) N.64°32'04"E., 121.84 feet; 4) N.64°16'45"E., 127.19 feet; 5) S.88°52'01"E., 115.16 feet; 6) N.44°55'24"E., 50.93 feet; 7) N.04°32'34"W., 58.44 feet; 8) N.18°31'12"W., 53.91 feet; thence N.47°14'50"E., 27.42 feet to a point on the Northerly boundary of the aforesaid TRACT "B-1", also being the Northwest corner of the area designated as (CDD) Drainage Area, lying within said TRACT "B-1"; thence along the Westerly boundary of said area designated as (CDD) Drainage Area, lying within TRACT "B-1", the following eight (8) courses: 1) S.18°31'12"E., 67.74 feet; 2) S.86°43'09"W., 16.16 feet; 3) S.03°16'51"E., 15.00 feet; 4) N.86°43'09"E., 16.61 feet; 5) S.04°32'34"E., 58.49 feet; 6) S.44°55'24"W., 9.78 feet; 7) S.27°19'42"E., 105.85 feet; 8) S.22°31'19"E., 62.93 feet to a point on the Southerly boundary of said TRACT "B-1" (CDD) Drainage Area; thence along said Southerly boundary of TRACT "B-1" (CDD) Drainage Area, S.73°48'46"E., 48.74 feet to a point on a curve on the Easterly boundary of said TRACT "B-1"; thence along said Easterly boundary of said TRACT "B-1" the following five (5) courses: 1) Southerly, 72.18 feet along the arc of a curve to the left having a radius of 918.00 feet and a central angle of 04°30'18" (chord bearing S.13°56'05"W., 72.16 feet) to a point of tangency; 2) S.11°40'56"W., 3.15 feet; 3) S.24°05'23"W., 93.08 feet; 4) S.11°40'56"W., 66.38 feet to a point of curvature; 5) Southwesterly, 39.70 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°59'09" (chord bearing S.57°10'31"W., 35.66 feet) to a point of compound curvature on the aforesaid Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), also being a point on the aforesaid Southerly boundary of TRACT "B-1", and also being a point on the aforesaid Southerly boundary of TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), said Southerly boundary of TRACT "B-1", and said Southerly boundary of TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, Westerly, 69.61 feet along the arc of a curve to the right having a radius of 5604.58 feet and a central angle of 00°42'42" (chord bearing N.76°58'34"W., 69.61 feet) to the **POINT OF BEGINNING**.

Containing 3.370 acres, more or less.

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION PARCEL 1**

2		09/15/25	Revised Bdry & Legal	VBR
1		06/04/25	Add Childers Way	VBR
No.	Date	Description	Dwn.	
REVISIONS				
SHEET NO. 1 OF 5 SHEETS				

Prepared For: EPG-TWO RIVERS, LLC	
DESCRIPTION SKETCH (Not a Survey)  Digitally signed by Arthur W Merritt Date: 2025.09.17 06:43:30 -04'00'	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER</small>	

AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
Drawn: VBR	Checked: JLS	Order No.: AMI-EPG-TR-084
Date: 07/26/24	Dwg: 2Rivers-N CDD Cont Part-05 (2025-08-15).dwg	
File Path: P:\The RiverMaster Plan\Description\North Parcel\WDRH CDD\Contractions Parcel 1		
SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST		

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	5604.58	15°24'02"	1506.45	1501.92	S.68°55'12"E.
3	5564.58	05°20'55"	519.47	519.28	N.73°55'21"W.
5	918.00	04°30'18"	72.18	72.16	S.13°56'05"W.
6	25.00	90°59'09"	39.70	35.66	S.57°10'31"W.
7	5604.58	00°42'42"	69.61	69.61	N.76°58'34"W.

BASIS OF BEARINGS

The Southerly boundary TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3969, of the Public Records of Pasco County, Florida (WHERE INDICATED), has a Grid bearing of S.61°13'11"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

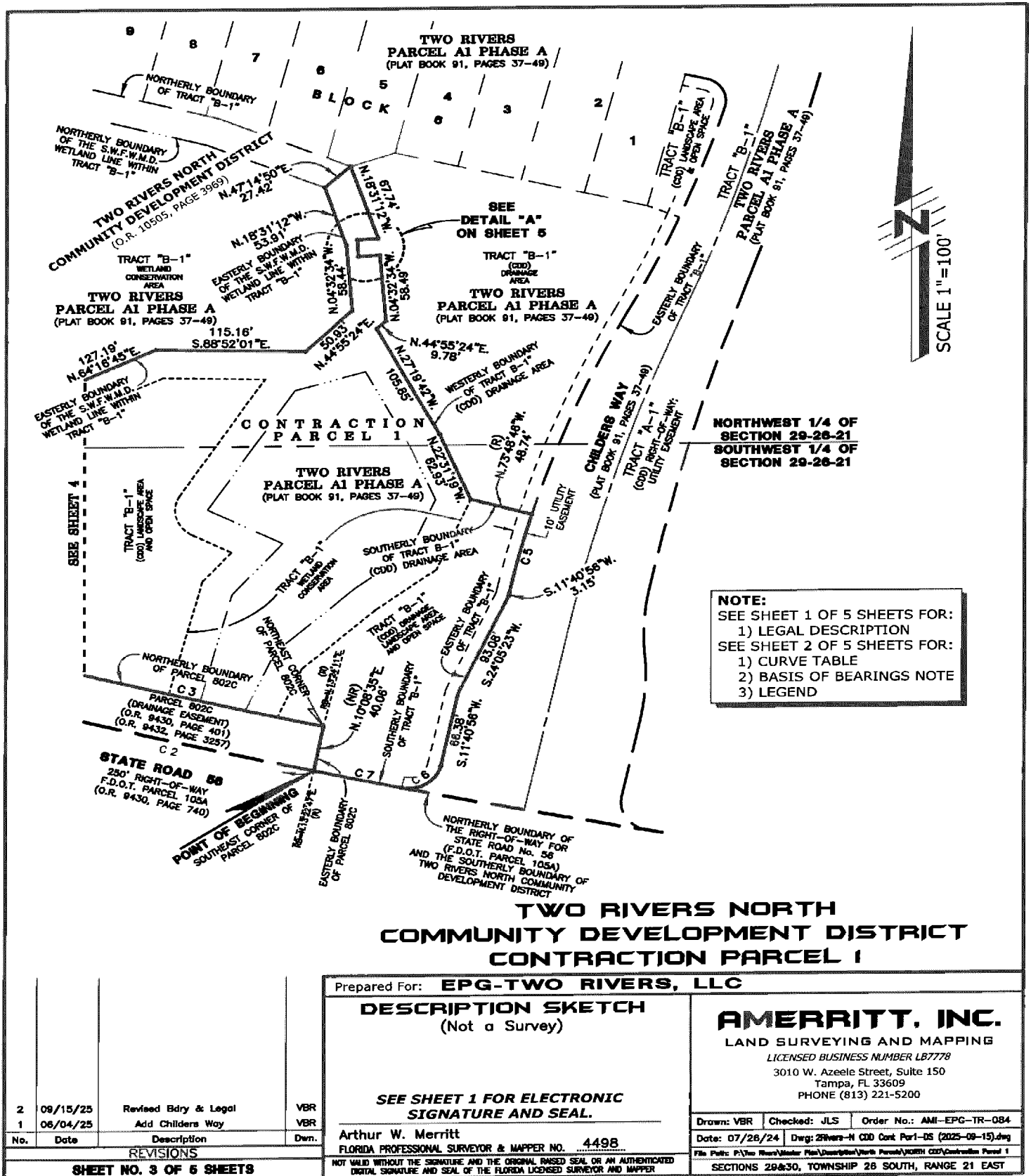
LEGEND:

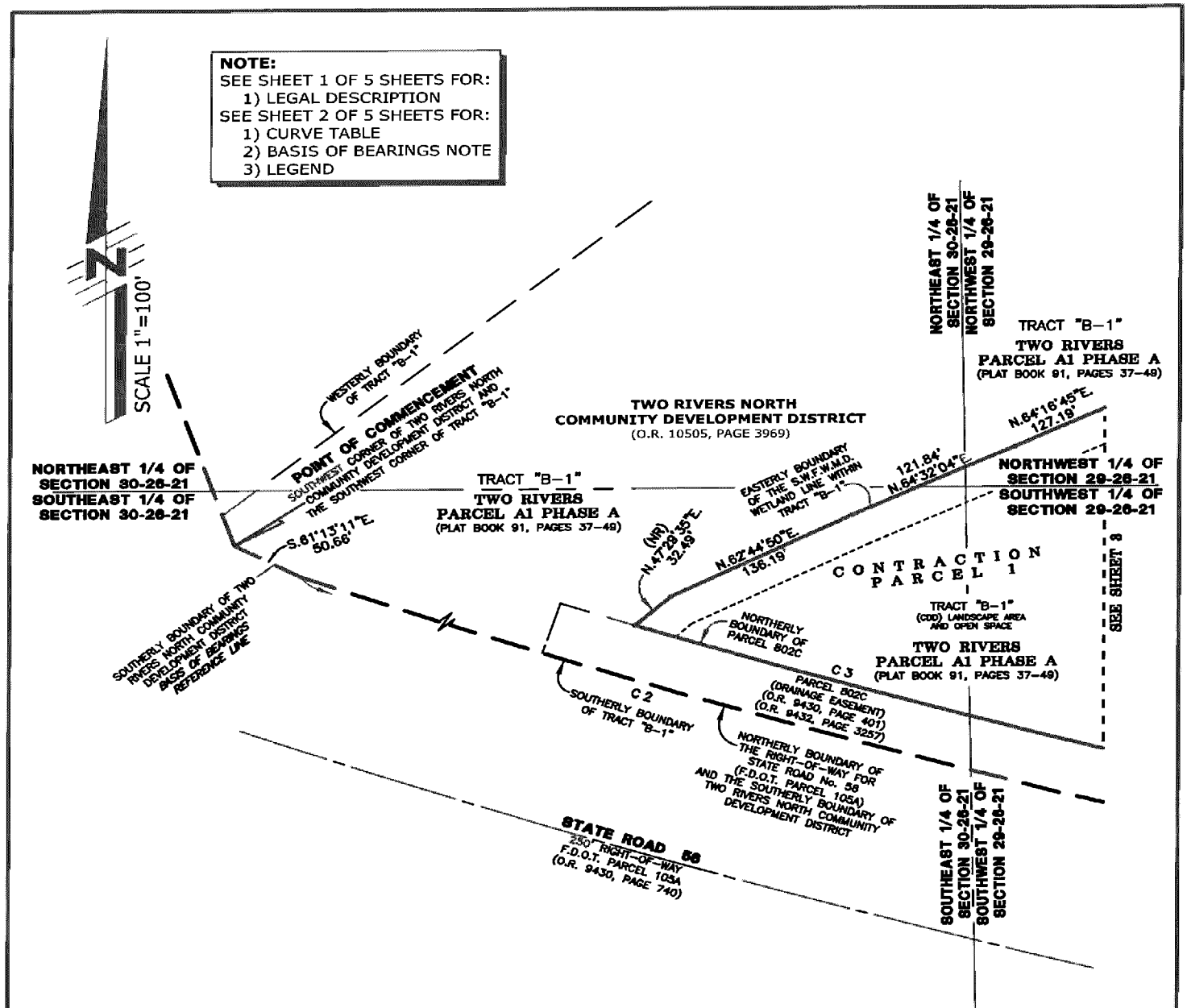
1. (R) indicates radial line
2. (NR) indicates non-radial line
3. (RB) indicates reference bearing
4. O.R. - Official Records Book
5. (CDD) - Two Rivers North Community Development District
6. F.D.O.T. - Florida Department of Transportation
7. S.W.F.W.M.D. - Southwest Florida Water Management District

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL I

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		Drawn: VBR Checked: JLS Order No.: AMI-EPG-TR-084 Date: 07/26/24 Dwg: 2Rivers-N CDD Cont Part-DS (2025-08-15).dwg File Path: P:\New River\Water Plan\Description\North Parcel\NORTH CDD\Contraction Parcel 1	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER</small>		SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST	

2	09/15/25	Revised Bdry & Legal	VBR
1	06/04/25	Add Childers Way	VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 2 OF 5 SHEETS			





**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION PARCEL 1**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

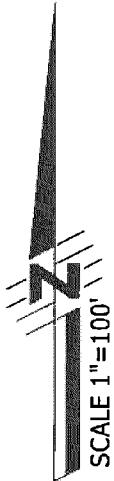
Drawn: VBR	Checked: JLS	Order No.: AMI-EPG-TR-084
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Date: 07/26/24 Dwg: 2Rivers-N CDD Cont Par1-DS (2025-09-15).dwg

File Path: F:\708 Bldg\Water Test\Residential\Waste Prints\MORTH CED\Construction Period 1

SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

2	05/15/25	Revised Bdry & Legal	VBR
1	05/04/25	Add Childers Way	VBR
No.	Date	Description	Dwn
REVISIONS			
SHEET NO. 4 OF 5 SHEETS			

**NOTE:**

SEE SHEET 1 OF 5 SHEETS FOR:

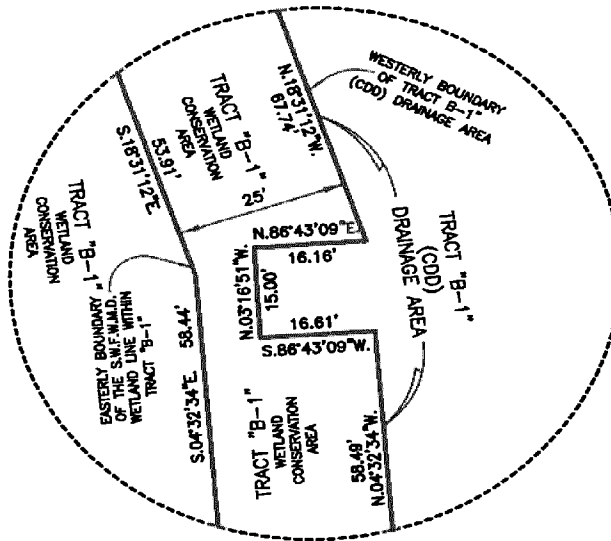
1) LEGAL DESCRIPTION

SEE SHEET 2 OF 5 SHEETS FOR:

1) CURVE TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

**DETAIL "A"**NOT TO SCALE
(SEE SHEET 3)

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL 1

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED
DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: VBR Checked: JLS Order No.: AMI-EPG-TR-084

Date: 07/26/24 Dwg: 28888-N CDD Cont Part-05 (2025-08-15).dwg

File Path: P:\Two Rivers\North Parcel\North Parcel\North CDD\Construction Parcel 1

SECTIONS 28&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
2	09/15/25	Revised Bdry & Legal	VBR
1	06/04/25	Add Childers Way	VBR
REVISIONS			
SHEET NO. 5 OF 5 SHEETS			

Exhibit "B"

**TWO RIVERS NORTH CDD
OPERATIONS AND MAINTENANCE ANNUAL BUDGET - SHARED COST ALLOCATION**

Product Type EAU		TOTAL PROJECT		O&M Per Product	Shared O&M Per Unit
		UNITS	EAUS		
	40 1.00	555	990.00	\$437,433.08	\$788.17
	50 1.25	368	1078.50	\$476,536.94	\$1,294.94
Commercial	2.15	<u>1</u>	<u>2.15</u>	<u>\$949.98</u>	\$949.98
		924	2070.65	\$914,920.00 *	

*Shared cost associated with benefited infrastructure operation and maintenance.

**Two Rivers North
Community Development District
General Fund
Fiscal Year 2025 Budget**

* Items in red note commercial benefiting cost.

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2025
REVENUES	
Interest - Investments	0
Special Assmnts- Tax Collector	1500047
Developer Contribution	0
Special Assmnts- Discounts	-60002
Other Miscellaneous Revenues	0
TOTAL REVENUES	1440045
EXPENDITURES	
Legislative	
Supervisor Fees	10000
Total Legislative	10000
Financial and Administrative	
Administrative Services	4500
District Manager	25000
District Engineer	9500
Trustee Fees	6500
Recording Secretary	2400
Organizational Meeting/Initial Set Up	4000
Management and Accounting	6000
Dissemination Services	5000
Financial & Revenue Collections	5000
Rentals & Leases	600
Office Supplies	100
Tax Collector	0

Technology Services	660
Accounting Services	9000
Auditing Services	6000
Postage, Phone, Faxes, Copies, Mailings	2000
Public Officials Insurance	2574
Legal Advertising	3500
Bank Fees	200
Dues, Licenses & Fees	175
Miscellaneous Fees	250
Website Development & Maintenance	1200
ADA Website Compliance	1500
Info Technology	0
Field Services	12000
Amenity Onsite Staff	85000
Insurance - Property & Causality	35000
Trail Maintenance	10000
Insurance - Deductible	2500
Utility - Gas	10000
Utility - Internet	2400
Boundary Wall Maintenance	30000
Pool - Onsite Monitor	24000
Security Monitoring Services	12000
Waterway Management Program	2500
Amenity Camera R&M	4000
Tree Trimming	10000
Total Financial and Administrative	334999
Legal Counsel	
District Counsel	9500
Total Legal Counsel	9500
Electric Utility Services	
Electric Utility Services - Streetlights	190000
Electric Utility Services	30000
Total Electric Utility Services	220000
Garbage/Solid Waste Control Services	
Garbage Recreation Center	0
Total Garbage/Solid Waste Control Services	0

Water-Sewer Combination Services	
Water Utility Services	3000
Total Water-Sewer Combination Services	3000

Other Physical Environment	
General Liability Insurance	3146
Aquatic Maintenance - Contract	38000
Aquatic Plant Replacement	5000
Contracts - Landscape	477000
Debris Cleanup	9000
Entry/Gate/Walls Maintenance	10000
Facility Janitorial - Contract	32000
Facility Janitorial Supplies/Other	3000
Irrigation Maintenance	30000
Landscape R&M	15000
Landscape - Mulch	35000
Landscape - Plant Replacement Program	30000
Landscape Annuals	18000
Pool - R&M	6000
Wildlife Control	6400
Bush Hogging	0
Landscape - Pond	0
Landscape - Entrance Other	15000
Total Other Physical Environment	732546

Road & Street Facilities	
Sidewalk, Pavement, Signage Repairs	30000
Total Road & Street Facilities	30000

Parks and Recreation	
Access Control Fob Distribution	2000
Access Control R&M	10000
Amenity Furniture	4000
Amenity R&M	20000
Contingency - Misc	0
Contract - Park Facility Janitorial Maintenance	0
Dog Waste Station Service & Supplies	5000
Lighting Maintenance	0

Pest Control - Amenity	2400
Playground Equipment and Maintenance	0
Pool - Contract	36000
Pool Permits	600
Recreation Equip. Maint.	0
Repairs & Maintenance	0
Special Events	10000
Telephone/Fax/Internet Services	0
Total Parks and Recreation	<u>90000</u>
Contingency	
Miscellaneous Contingency	<u>10000</u>
Total Contingency	<u>10000</u>
TOTAL EXPENDITURES	<u><u>1440045</u></u>
 SUBTOTAL SHARED EXPENDITURES	 <u><u>914920</u></u>



TWO RIVERS NORTH CDD

NORTHWATER / CHILDERS

Friday, September 5, 2025

Prepared For Board Of Supervisors

22 Items Identified

Arturo Gandarilla

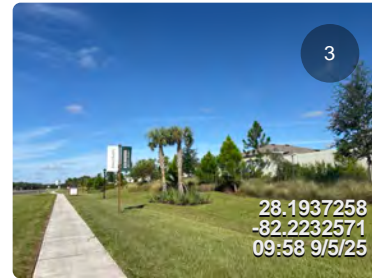
DISTRICT FIELD COORDINATOR

Completed
Not Completed/
No response
Scheduled/
Monitoring

Item 1- S.R. 56

Assigned To: Down To Earth

Photos 1 through 3 show that Down to Earth is doing a good job with the hard edging. The turf is well-mowed, and the plant material appears green and healthy. These photos were taken along S.R. 56 heading toward the North Water entrance.

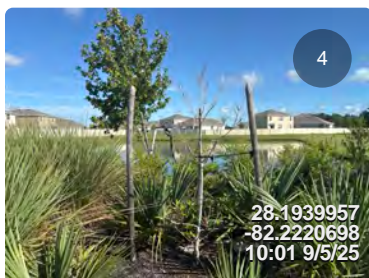
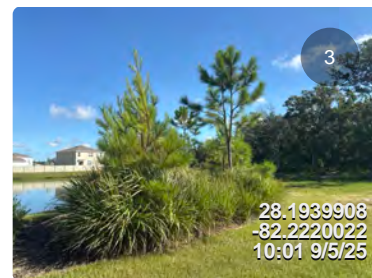
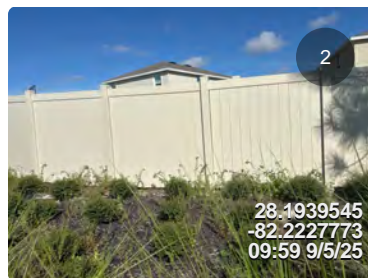
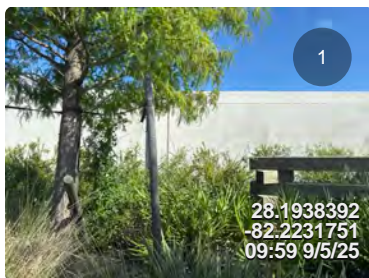


Item 2- S.R. 56

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show a significant amount of weeds throughout the beds along S.R. 56 heading toward the North Water entrance. These areas need to be addressed and treated with weed control where applicable. The hard cutback on plant material is scheduled for October 2025. The last photo shows a dead tree that will need to be removed and replaced.

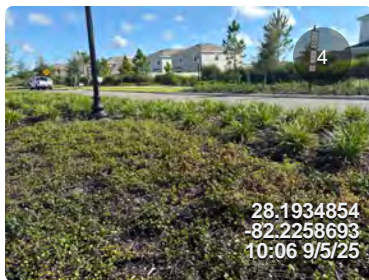
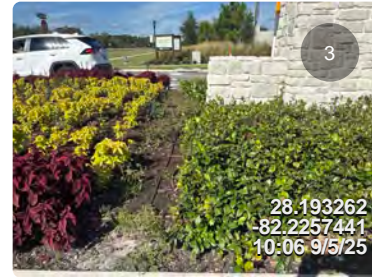
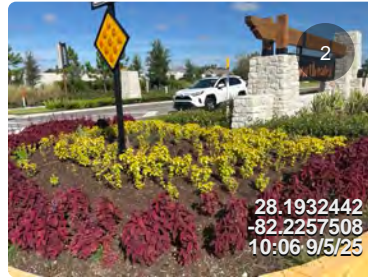
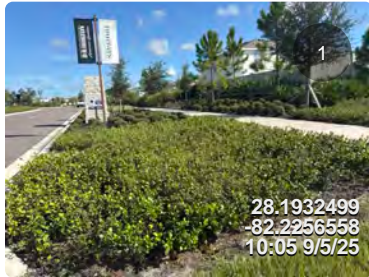


Item 3 - Widewater Way

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that heading into the North Water community, the jasmine beds located on both sides of the entrance, as well as the center island, contain a significant amount of weeds that need to be removed.

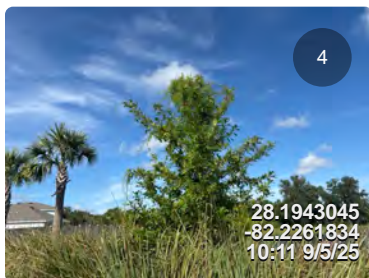


Item 4- Widewater Way

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the beds along Wide Waterway have a significant amount of weeds that need to be addressed as soon as possible. One photo also shows a vine growing up a tree that has begun to flower. Please remove this vine, along with any others found throughout the beds from the Wide Water entrance up to Sunflower Hill.

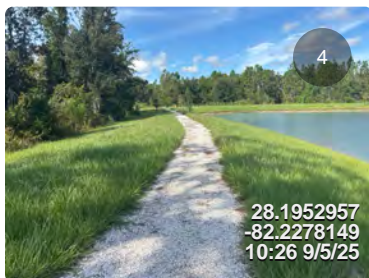
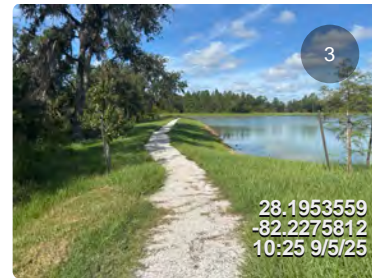
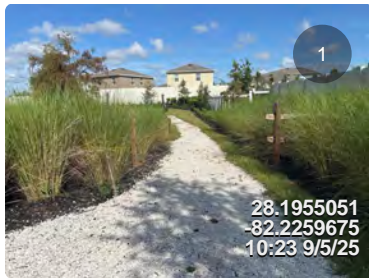


Item 5- Shell Trail

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the shell path running from Widewater Way behind the homes on Kinsey Pt is being maintained by Down to Earth. However, there are still weeds growing between the shell, and dead grass is being left on the trail. This debris needs to be blown off after mowing and edging have been completed.



Item 6- Widewater Way / Sunflower Hill

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the Confederate Jasmine located at the clubhouse on the corner of Sunflower Hill and Whitewater Way needs to be trimmed back and kept clear of the sidewalk so residents are not impacted when walking by. There are also weeds growing along the fence on the backside of the pool that need to be removed. In addition, please remove any dead or brown material from all plantings in this area.

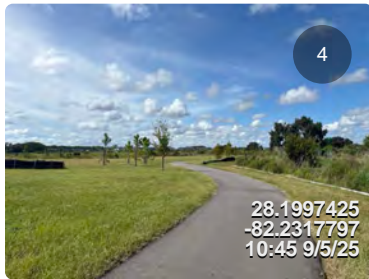
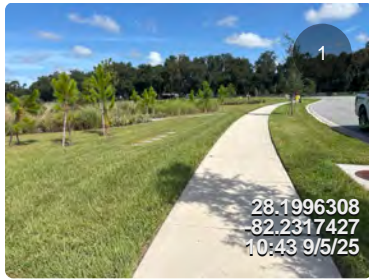


Item 7- Sunflower Hill

Due By: Monday, September 22, 2025

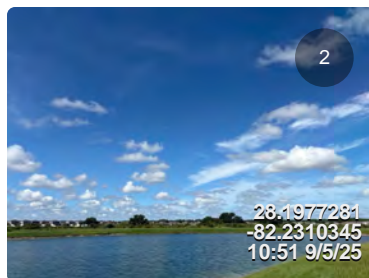
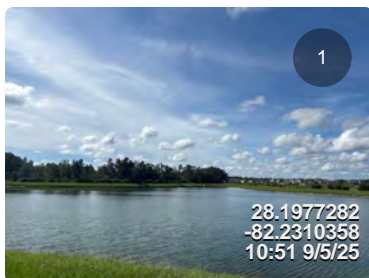
Assigned To: Down To Earth

Photos 1 through 4 show that the pocket park on Sunflower Hill is generally well maintained. Some minor attention is needed: the shell path should be blown off after mowing and edging, and the ornamental grasses should be trimmed back to keep the path clear



Item 8- Pond- Kinsey Pt. / Graze Lane

The pond is well- maintained

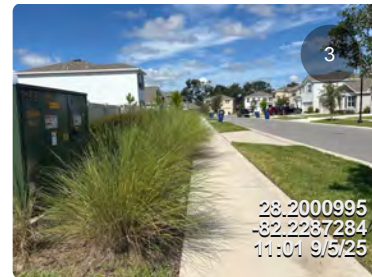
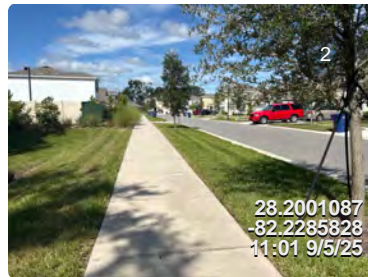


Item 9- Lockman Way

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the common area on Lockman Way, around the lift station, requires the ornamental grasses to be cut back and kept clear of the sidewalk. The sidewalk and turf are in good condition and well-edged. However, a tall weed is growing on the right side of the lift station and needs to be removed.

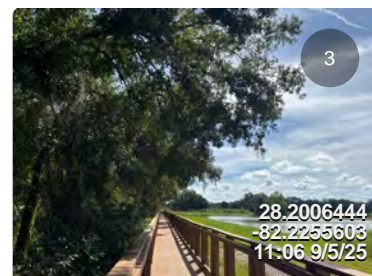
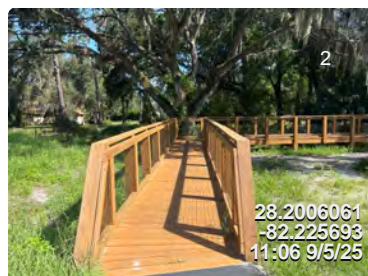
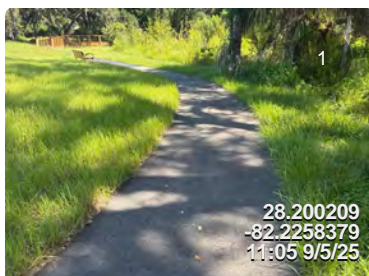


Item 10- Boardwalk- Lockman Way

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

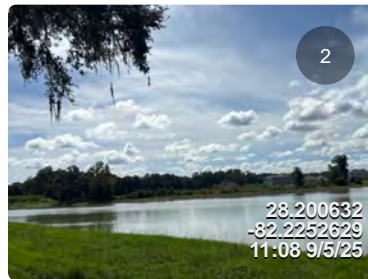
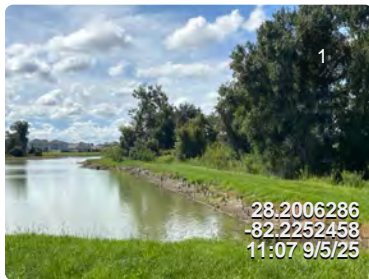
Photos 1 through 3 show that the trail leading to the boardwalk is well maintained, and the boardwalk itself is in good condition. However, a tree branch is hanging over the boardwalk and will need to be cut back.



Item 11- Pond- Lockman Way- Boardwalk

Assigned To: Sitex Aquatics

The pond was treated for Shoreline weeds, which have now died off.

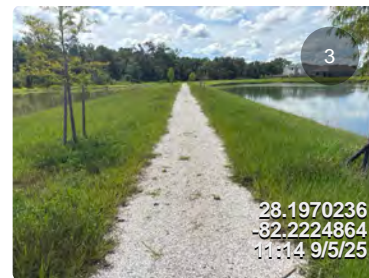
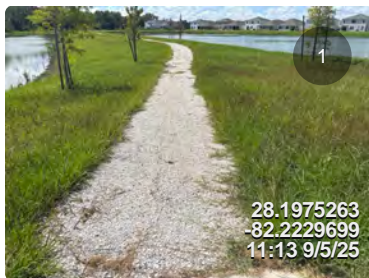


Item 12- Shell Path- Widewater Way

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

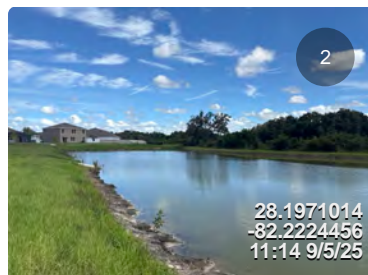
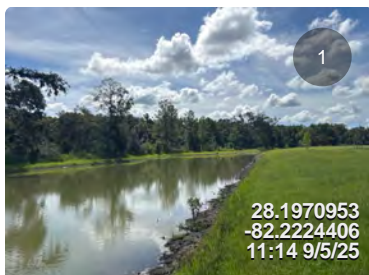
Photos 1 through 3 show that the shell path located behind 2896 Wide Waterway requires weed treatment and spraying with weed control. The path also needs to be edged.



Item 13- Widewater Way- Pond

Assigned To: Sitex Aquatics

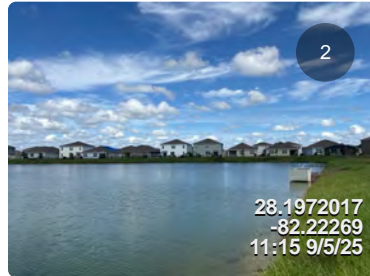
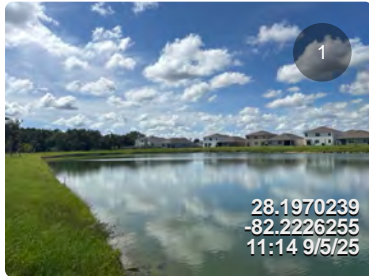
Pond located behind 2896 Widewater way is well- maintained.



Item 14- Widewater Way- Pond

Assigned To: Sitex Aquatics

The pond that is located behind 2896 WIDEWATER way is well-maintained

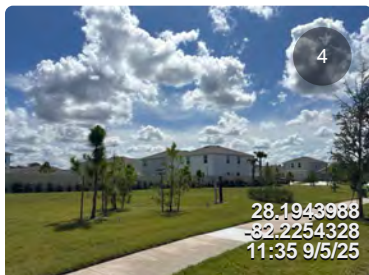
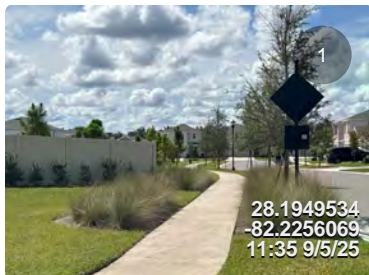


Item 15- Birney Run

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the pocket park is overall well maintained. **The ornamental grasses should be trimmed away from the sidewalk, and the weed growing between the plants next to the fence should be removed.**

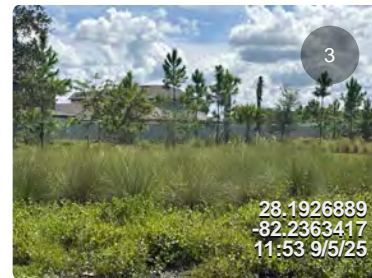
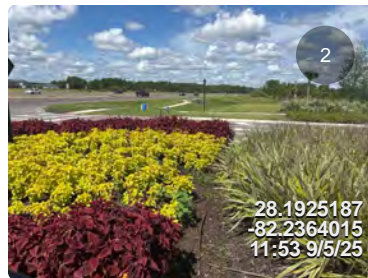


Item 16- Childers Way

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that at the entrance of Childers, the jasmine beds, ornamental grasses, and all other beds throughout the entrance need to have all weeds removed. The flowers also need weeds removed. As shown in these photos, the jasmine beds contain a significant amount of weeds, and the ornamental grasses have a vine growing between them that should also be removed.

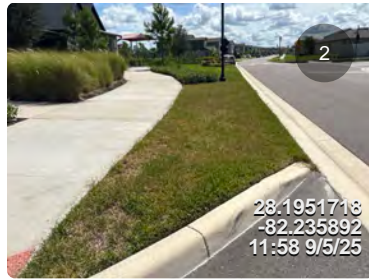
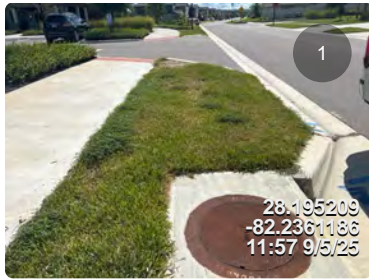


Item 17- Clubhouse Turf

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the turf at the Childers clubhouse appears stressed and yellowish. determine the cause and identify why this is occurring.

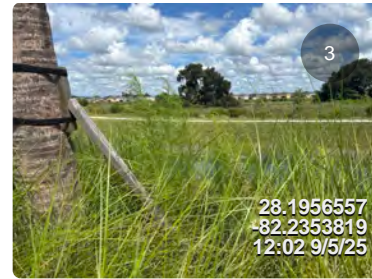


Item 18- Clubhouse

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the jasmine next to the playground is overgrown and needs to be trimmed back to keep it clear of the sidewalk. Additionally, weeds throughout the beds around the pool and the back section of the clubhouse need to be removed

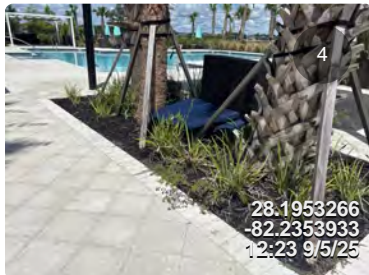


Item 19- Pool Area Landscape Area

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

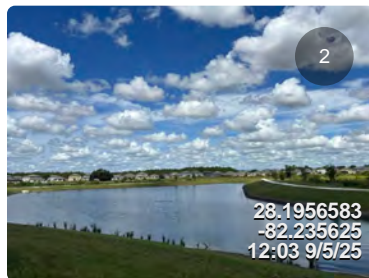
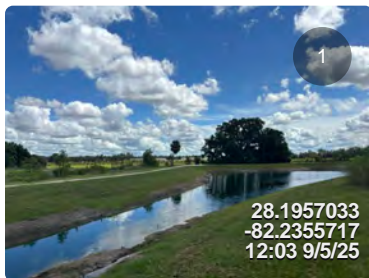
Photos 1 through 4 show that the beds inside the pool area have a significant amount of weeds, some taller than the plants themselves, and these weeds need to be removed.



Item 20- Pond- Clubhouse

Assigned To: Sitex Aquatics

The pond located just behind the pool is well maintained.



Item 21- Lanier Rd

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 of the Common Park and Lift Station show that the landscape beds have a significant amount of weeds that need to be treated and removed as soon as possible. In the Lift Station area, there is a weed approximately the height of the fence that needs to be removed, and weed control should be applied throughout the beds.

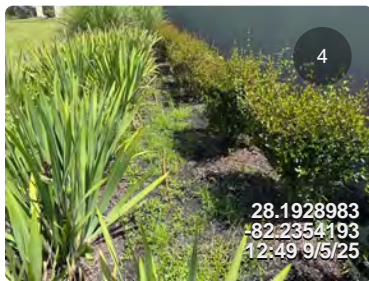
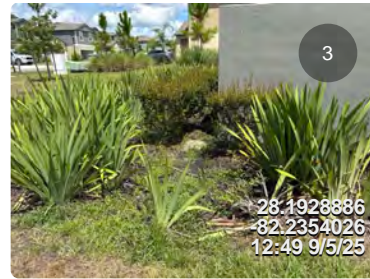
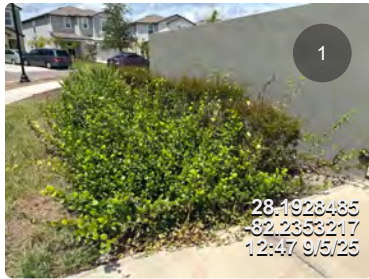


Item 22- Ackley Trace

Due By: Monday, September 22, 2025

Assigned To: Down To Earth

Photos 1 through 4 of Ackley Trace, by the lift station, show that the jasmine needs to be trimmed and separated from surrounding plant material. Additionally, weeds throughout the beds need to be treated and sprayed with weed control where applicable.





TWO RIVERS NORTH CDD -NORTH WATER/CHILDERS

FIELD INSPECTION-DOWN TO EARTH

Monday, September 29, 2025

Prepared For Board Of Supervisors.

22 Items Identified

22 Items Incomplete

Arturo Gandarilla

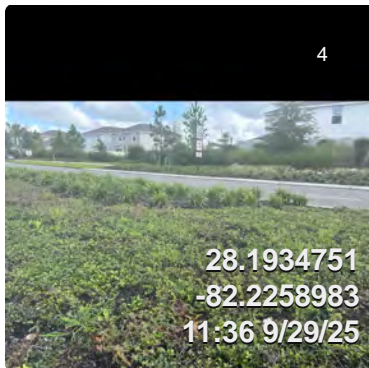
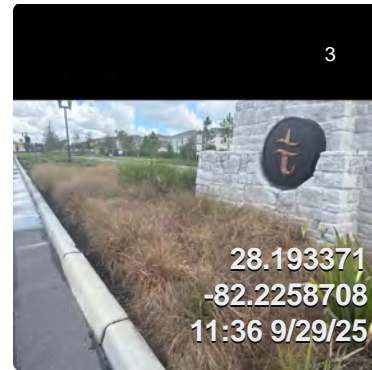
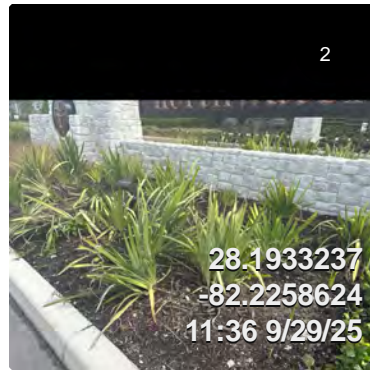
DISTRICT FIELD COORDINATOR

Item 1- Widewater Way

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

1. Flowers were recently installed and look great
2. There is missing plant material that needs to be replaced.
3. Trim the oriental grasses for new growth.
4. Remove the weeds growing in the jasmine bed..

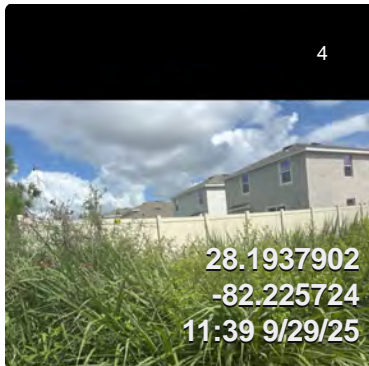
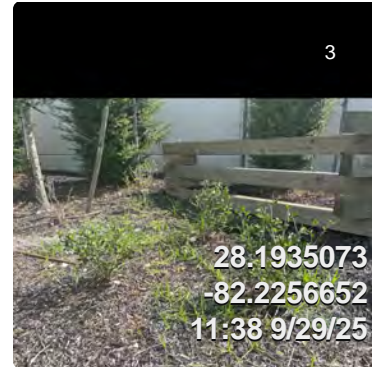
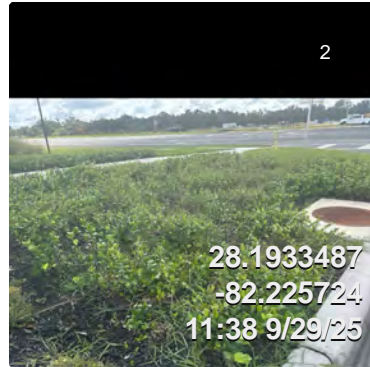
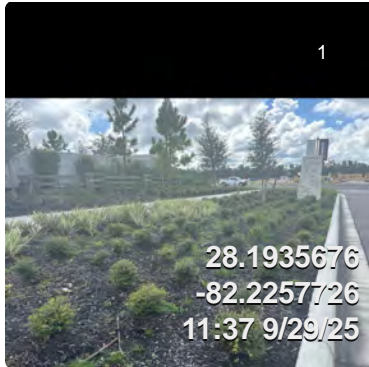


Item 2- Widewater Way.

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

Photos 1-4 show that the landscape beds at the entrance of North water on wide waterway, having a significant amount of weeds that need to be removed and treated with weed control where applicable.

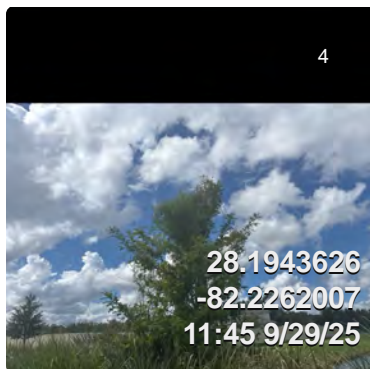
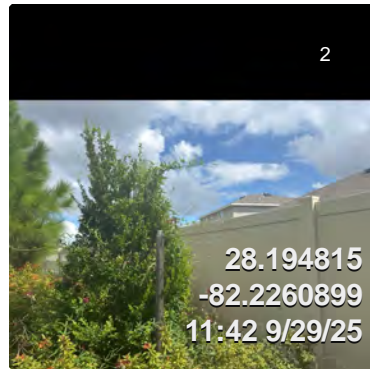
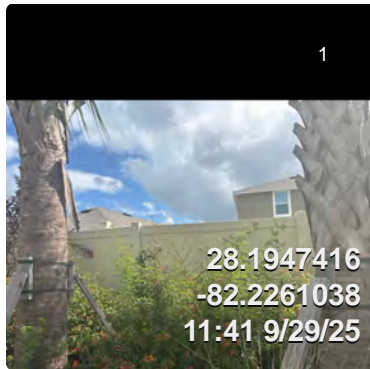


Item 3- Widewater Way

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

Photos 1-4 show that there are lots of vines that are growing on plant material and also going on trees along wide waterway. This needs to be taken care of as soon as possible..

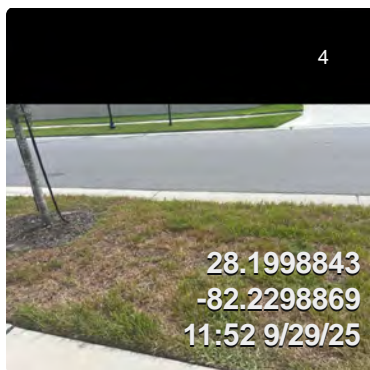
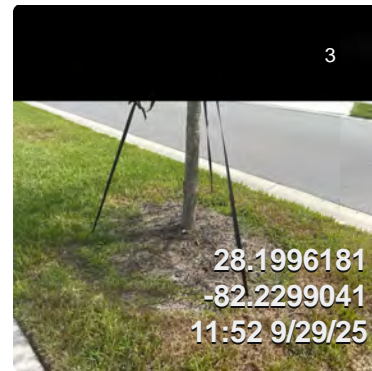
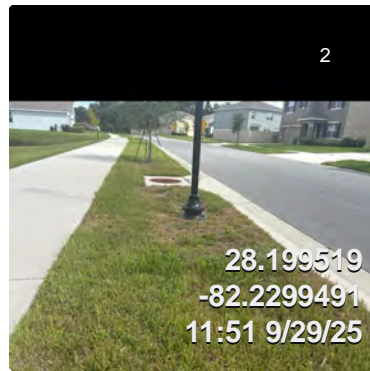
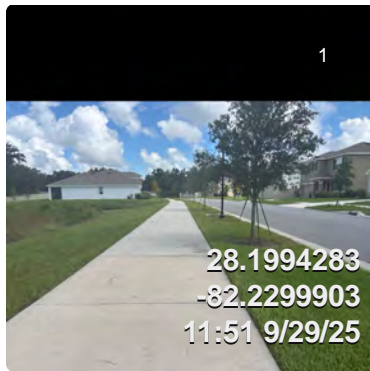


Item 4- Anata Drive.

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

The st. Augustine turf looks stressed and inspect and determine the cause also need to burn down the weeds in the tree ring, treat with weed control.

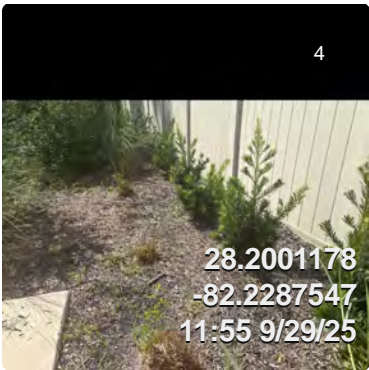
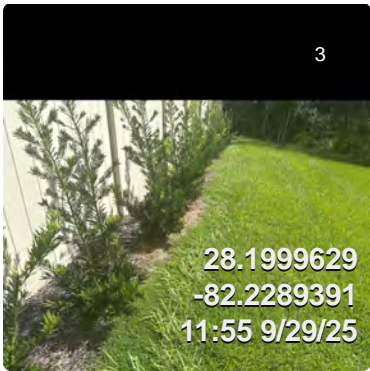
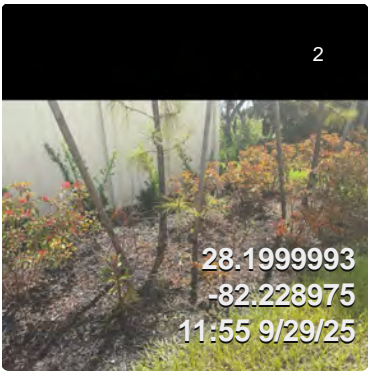
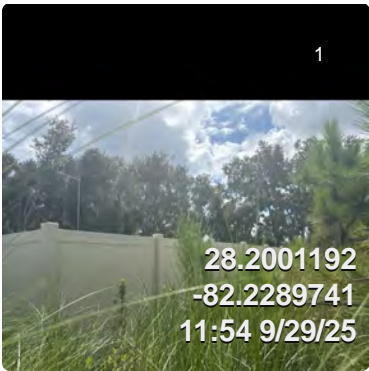


Item 5- Lockman Way. Lift station.

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

The landscape bed around the lift station has a significant amount of weeds, some taller than the plants itself, remove the dead plant material and beds need to be soft edge.

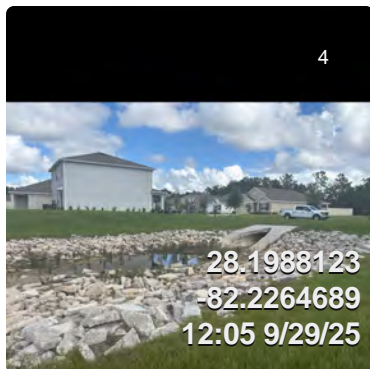
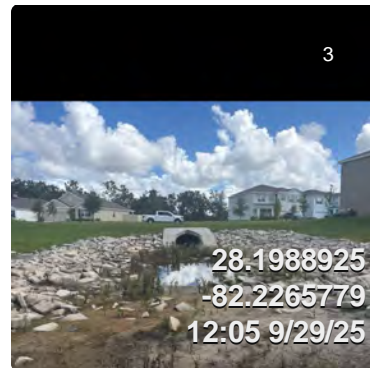
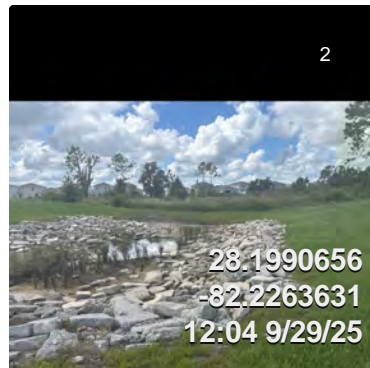
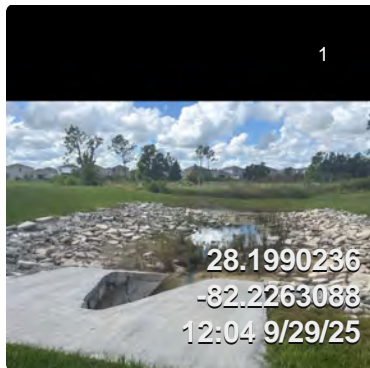


Scheduled to be completed by 10-21-25

Item 6-Riprap

Assigned To: Down To Earth/ Sitex Aquatic

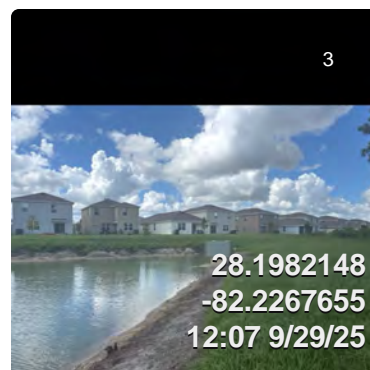
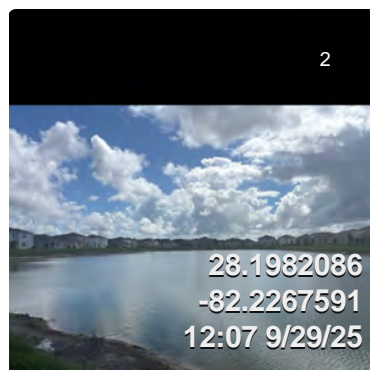
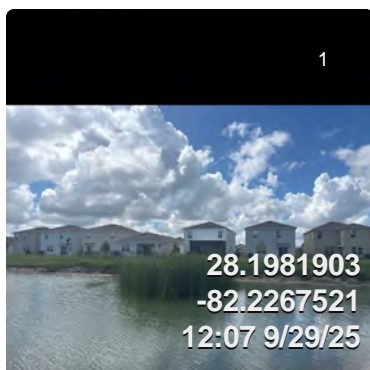
Both Down To Earth and Sitex are doing a great job on maintaining the riprap



Item 7- Pond

Assigned To: Sitex Aquatic.

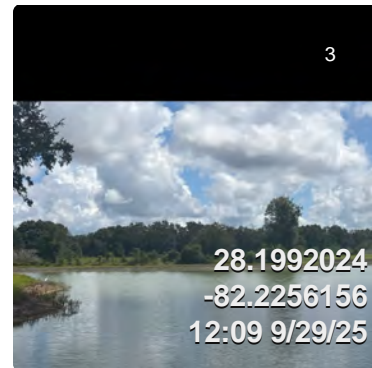
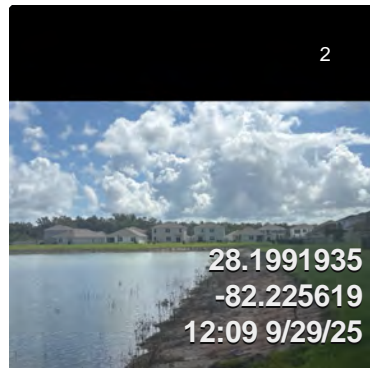
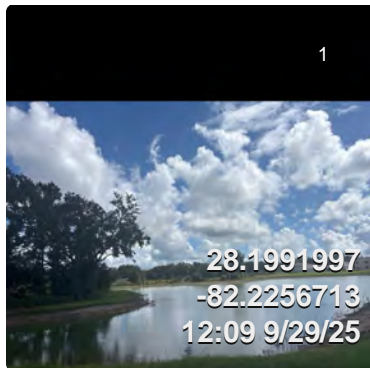
Pond located behind 2883 Gardiner lane has a group of cattails but it was treated for shoreline weeds which has now died off.



Item 8- Pond

Assigned To: Sitex Aquatic.

The pond located behind 2882 Gardiner lane. Was treated for shoreline weeds which have now died off.

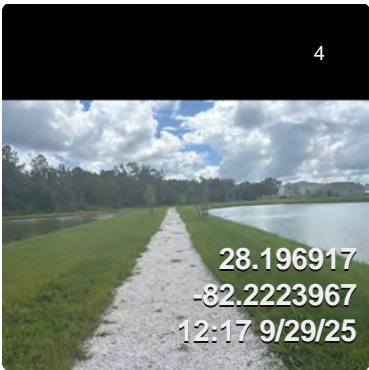
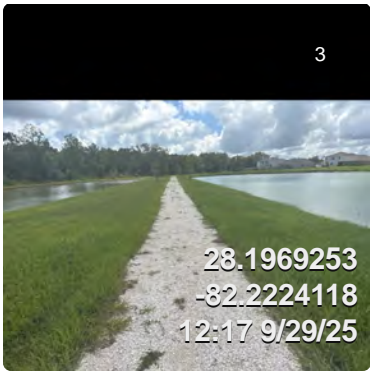
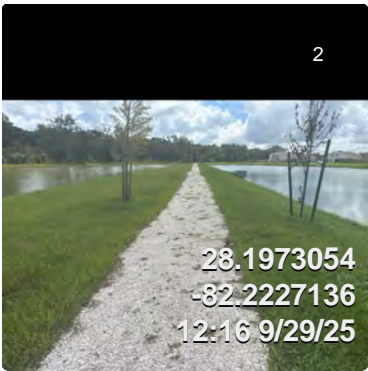
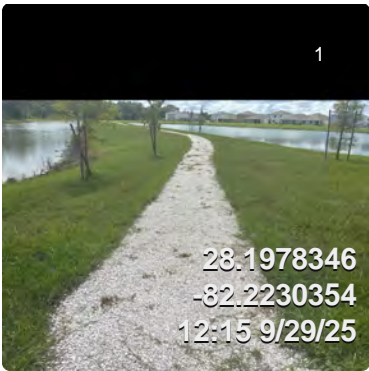


Item 9- Shell Path

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

The shell path located at the end of widewater way at the cul-de-sac is fairly maintained but needs to be treated with weed control before it gets out of hand.

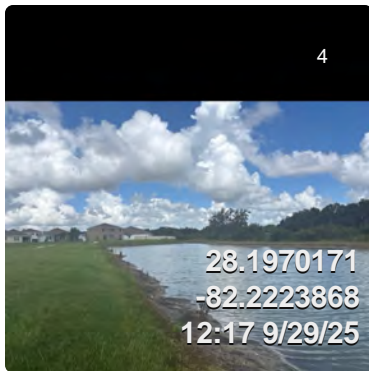
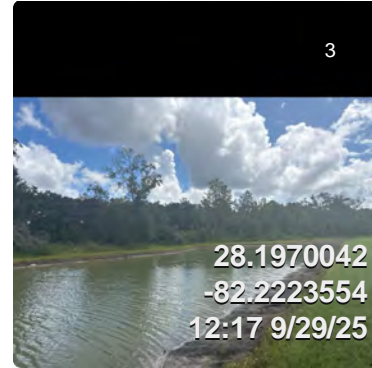
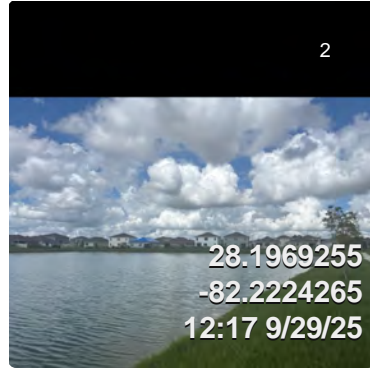
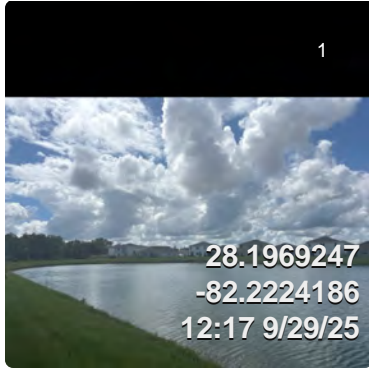


Down To Earth will continue to work on all shell paths.

Item 10- Ponds

Assigned To: Sitex Aquatic

Both ponds located behind 2896 & 2884 Widewater way. Have been treated for shoreline weeds which have now died off.



Item 11-clubhouse (NW)

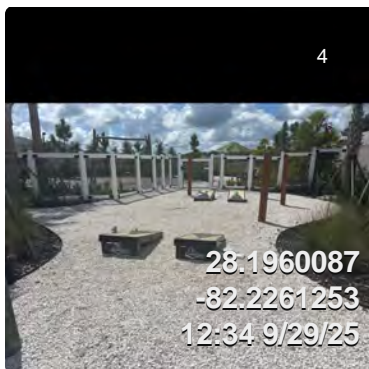
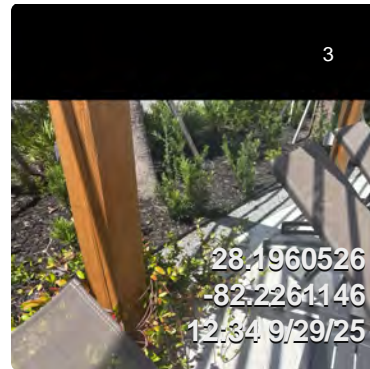
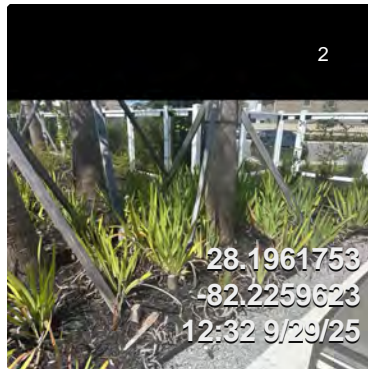
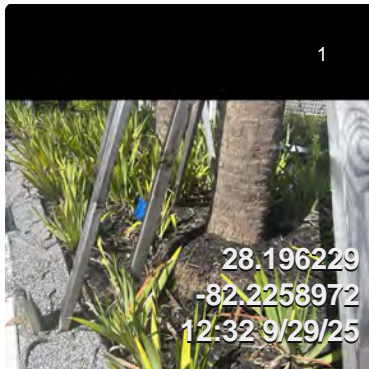
Due By: Monday, October 13, 2025

Assigned To: Down To Earth

Remove any dead from the plant material itself for a cleaner appearance.

Trim the Confederate jasmine back to the pergola.

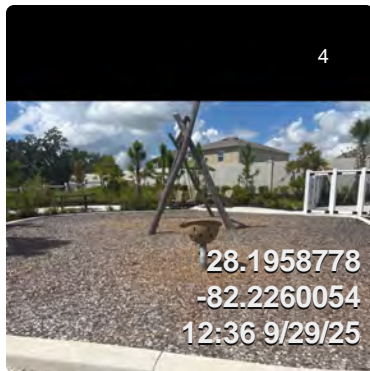
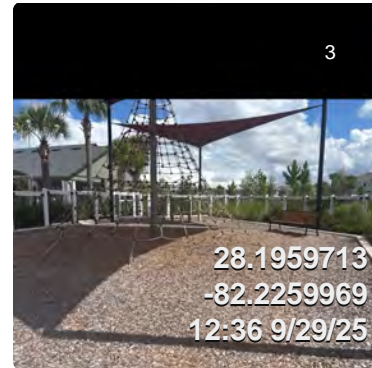
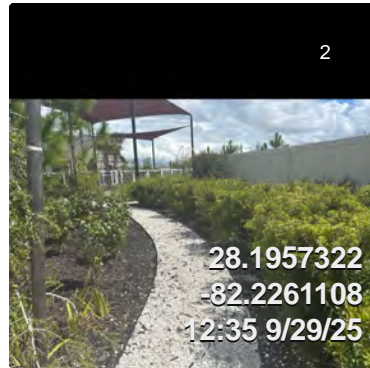
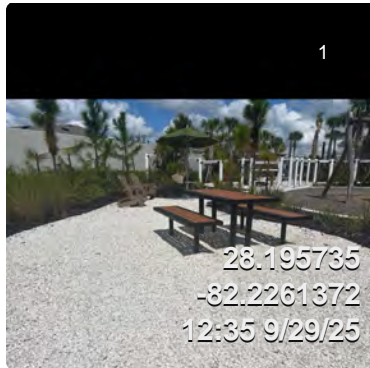
Shell beds at the clubhouse are well maintained and weed free.



Item 12- Clubhouse

Assigned To: Down To Earth

The shell beds at the clubhouse are well maintained along with the playground area.

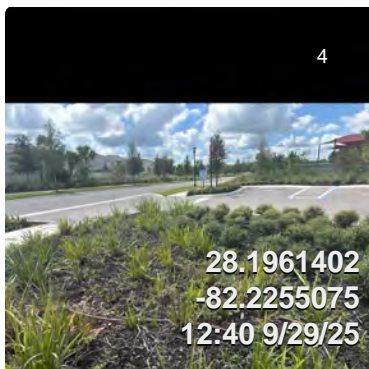
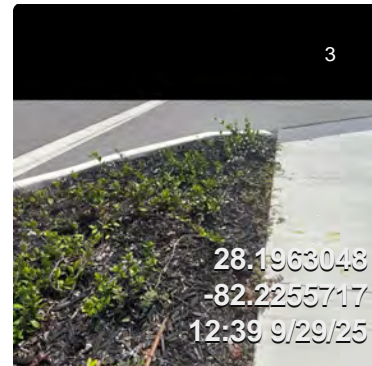
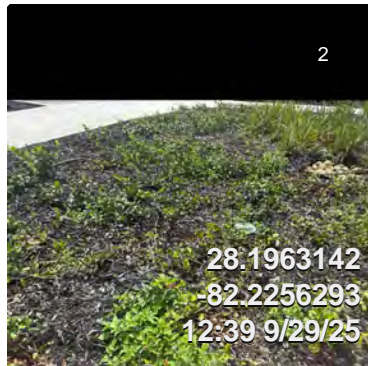
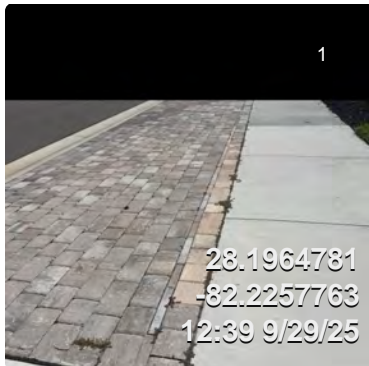


Item 13-Clubhouse

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

Treat the crack weeds around the clubhouse with weed control where applicable, along with pulling all weeds from the landscape beds around the clubhouse as well.

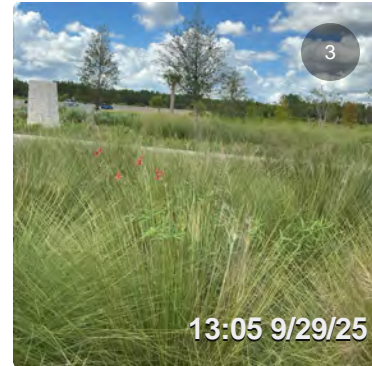
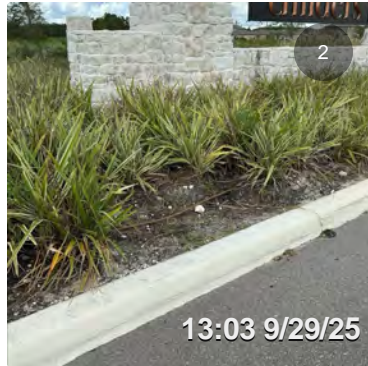
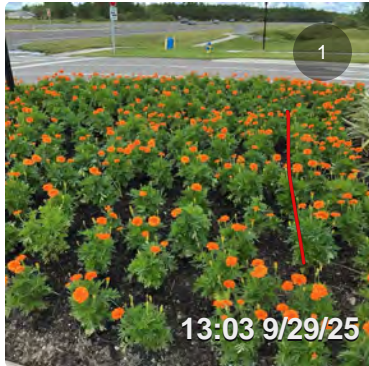


Item 14- Childers Way

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

The flowers were recently installed at the entrance of Childers. Around the monument, there are areas where plants are missing; these areas need to be filled in. Additionally, weeds on both sides of the entrance and along the center **Island** need to be removed and treated with weed control where applicable.



Item 15- Childers Way

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

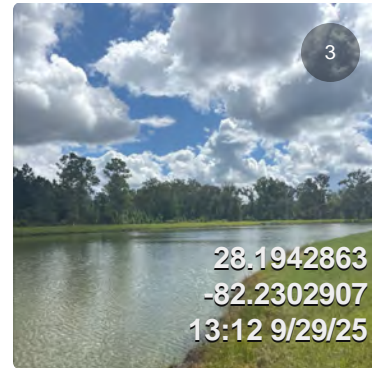
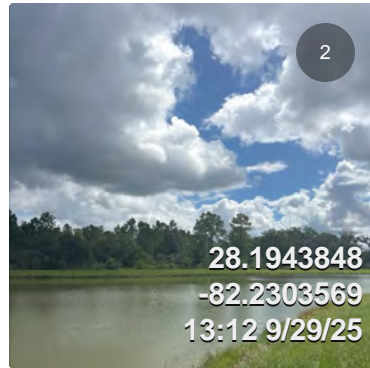
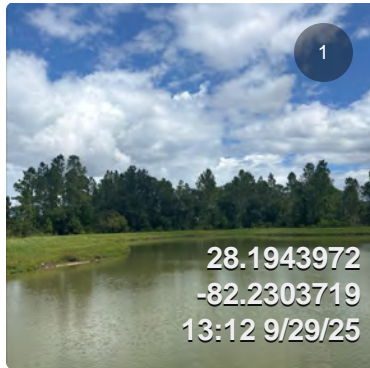
Heading into the community on Childers Way toward Lanier Road, the beds have a significant amount of weeds that need to be hand-pulled wherever possible and then treated with weed control.



Item 16- Pond.

Assigned To: [Sitex Aquatic](#)

The pond located behind home 35494 is well maintained it was treated for shoreline weeds which have now died off.

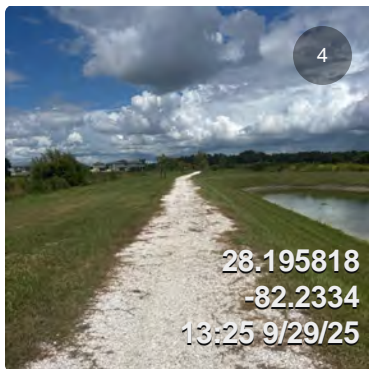
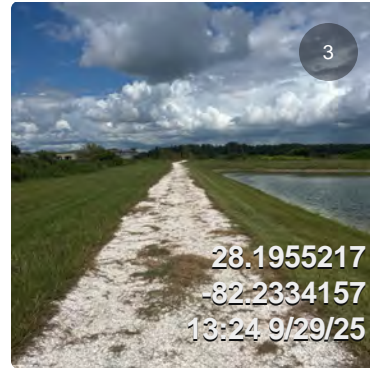
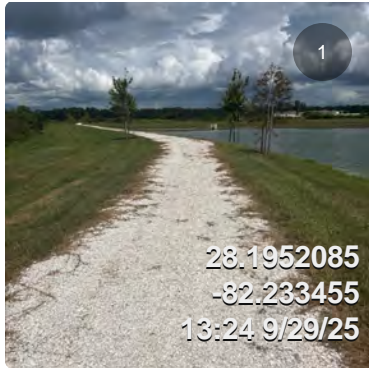


Item 17- Shell Path

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

The shell path located behind 1898 Lanier Road shows that Down to Earth has been spraying weeds and performing some maintenance. However, an edge line is needed on both sides for a cleaner appearance. Dead weeds should be removed, and crews should blow off the shell path once mowing is completed.

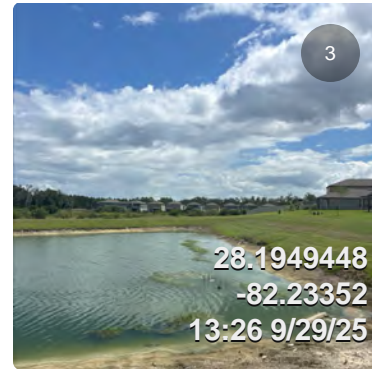
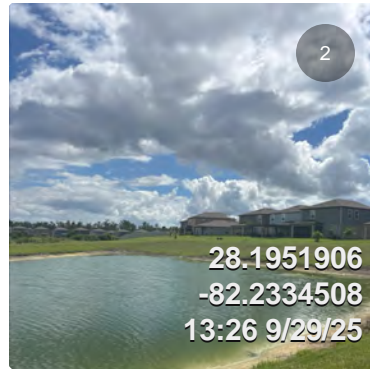
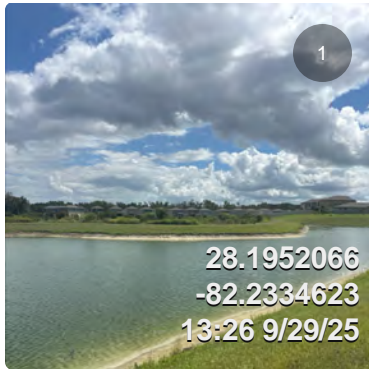


Item 18- Pond

Due By: Monday, October 13, 2025

Assigned To: Sitex Aquatic

The pond located behind 1858 Lanier Rd,
Has some torpedo grass and trash that needs to be treated and
removed.

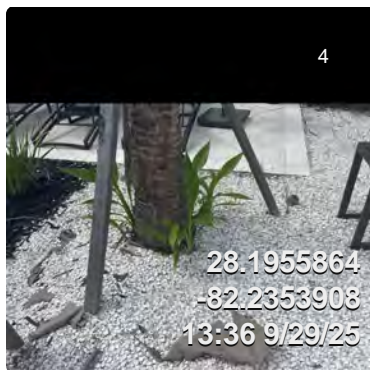
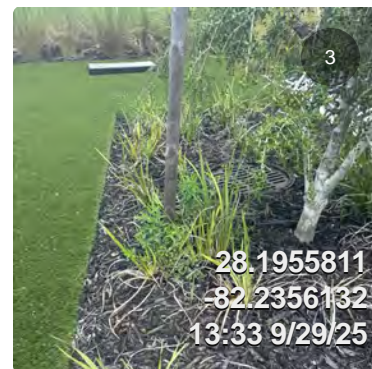
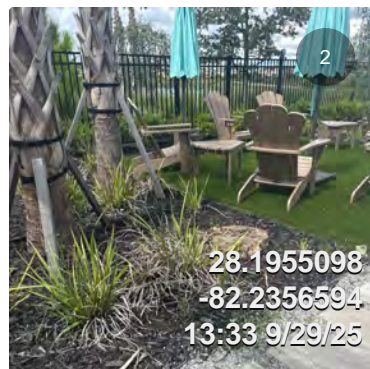
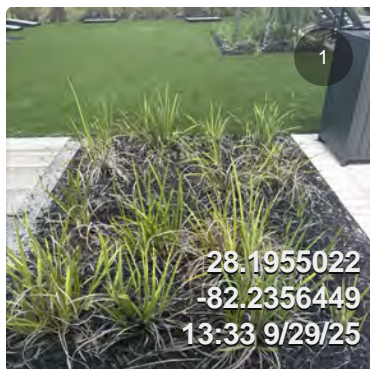


Item 19- Clubhouse (Childers)

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

Inside the clubhouse at Childers, more attention to detail is needed, particularly in the pool area. The beds have a significant amount of weeds, and dead plant material needs to be removed. Crews should also blow off the artificial turf. Additionally, weeds that have grown through the weed mat and shell—some up to a foot and a half high—need to be pulled.

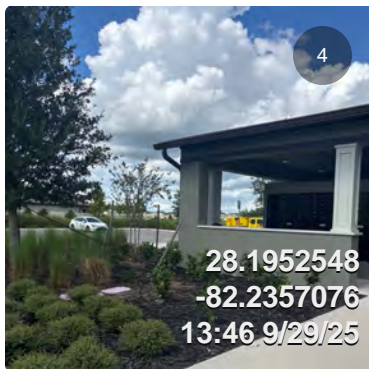
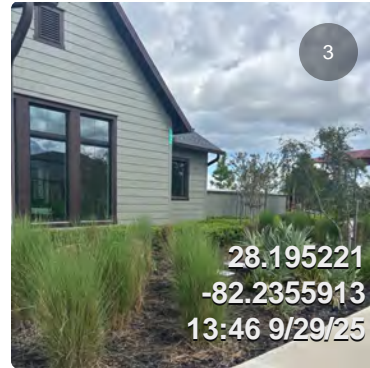
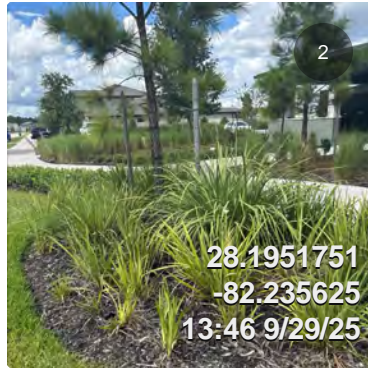
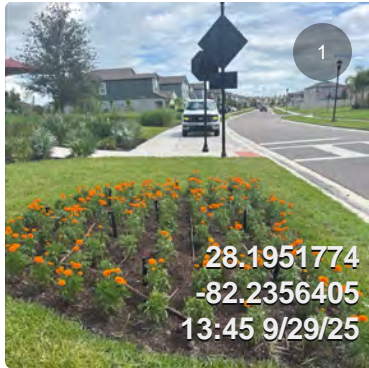


Item 20- Clubhouse

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

The flowers in front of the Childers Clubhouse are well maintained and show good color. Overall, the maintenance of all plant material is acceptable, though crews need to ensure that all clippings are removed after trimming is completed

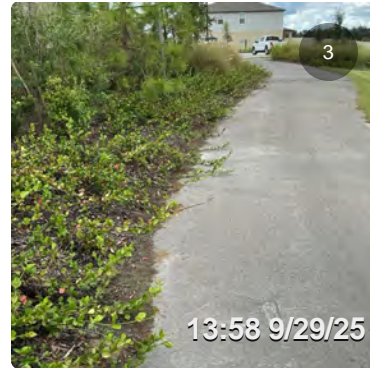
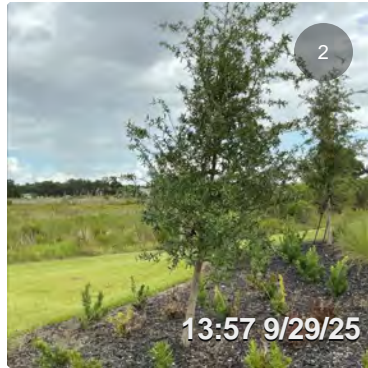


Item 21- Gravelly Rd

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

At the end of Gravelly Road, in the cul-de-sac pocket park, dead plant material needs to be removed and replaced. The oak tree should be straightened, and the asphalt path needs to be cleared. Any plant material that is growing over or encroaching should be cut back.

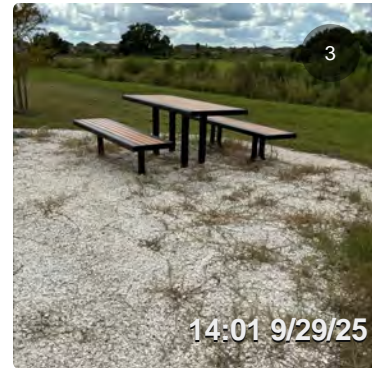
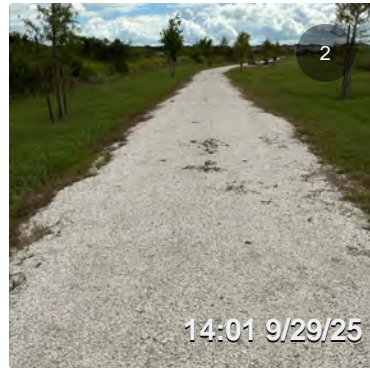
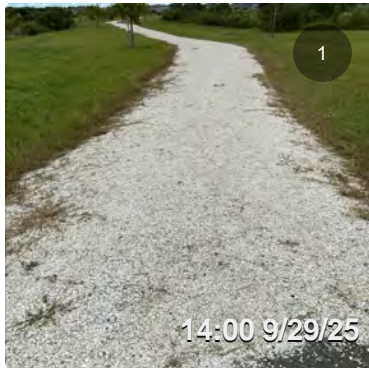


Item 22- Gravelly Rd- Shell Path

Due By: Monday, October 13, 2025

Assigned To: Down To Earth

The shell path that runs from Lanier Road down to the Gravelly Road cul-de-sac has been maintained by Down to Earth. However, edging needs to be performed along the path to create a cleaner, more finished appearance. Additionally, the shell path under the picnic table should be weed-eated or otherwise cleared to improve its appearance.



Down To earth will continue to work on the paths