

**TWO RIVER NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 19, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33604

Two Rivers North Community Development District

Board of Supervisors

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

District Staff

Brian Lamb, District Secretary
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, September 19, 2023, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **September 19, 2023, 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 Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

<https://zoom.us/j/95709614632?pwd=WNoyY1ZlaithVkdYbUJnREs4clpIUT09>

Meeting ID: 957 0961 4632 Passcode: 450559

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

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

3. BUSINESS ITEMS

- A. Consideration of Resolution 2023-07; Designating OfficersTab 01
- B. Ratification of Landscape AgreementTab 02
- C. Ratification of Pond AgreementTab 03
- D. Consideration of WREC Street Light Deposit Payment Agreement Lennar & DR HortonTab 04
- E. Acceptance of DR Horton Inspection Punch List CompletionU.S.C
- F. General Matters of the District

4. CONSENT AGENDA

- A. Approval of Minutes of the August 15, 2023, MeetingTab 05
- B. Consideration of Operation and Maintenance Expenditures July - August 2023Tab 06
- C. Acceptance of the Financials and Approval of the Check Register for August 2023Tab 07

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District ManagerTab 08
 - i. Aquatics Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*The next regularly scheduled meeting is October 17, 2023, at 11:00 a.m.

District Office
Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:
SpringHill Suites
16615 Crosspointe Run
Land O' Lakes, FL 3463

RESOLUTION 2023-07

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

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Carlos de la Ossa</u>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Thomas Spence</u>	Assistant Secretary
<u>Ryan Zook</u>	Assistant Secretary

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

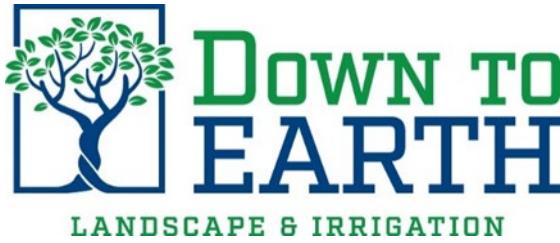
PASSED AND ADOPTED THIS 19th DAY OF September, 2023.

ATTEST:

**TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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



Landscape Maintenance Addendum

Attention: Two Rivers North CDD – Childers
c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

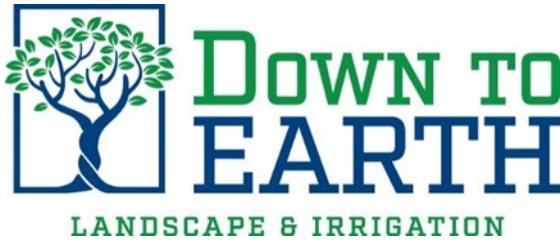
Submitted By: Down To Earth Landscape & Irrigation

Two Rivers North CDD – Childers

Landscape Maintenance Summary

Common Areas: Additional Mowing Addendum October 1st 2023			
Lawncare Maintenance	(20 Mowing Visits – Ponds marked Green)	\$ 42,000.00	Annually
Irrigation Inspection		Not Included	
Fertilization/Pest Control		Not Included	

Total Monthly Addition	\$ 3,500.00
Total Annual Addition	\$ 42,000.00



Landscape Maintenance Addendum

Attention: Two Rivers North CDD – Northwater
c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Submitted By: Down To Earth Landscape & Irrigation

Two Rivers North CDD – Northwater

Landscape Maintenance Summary

Common Areas: Additional Mowing Addendum October %gh&\$&			
Lawncare Maintenance	(2\$ Mowing Visits – DcbXg'a Uf_YX'; fYYb)	\$ (&\$\$\$\$.00	Annually
Irrigation Inspection		Not Included	
Fertilization/Pest Control		Not Included	

Total Monthly Addition	\$ ' 2 \$\$\$'\$\$
Total Annual Addition	\$ (&\$\$0.00



Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #61804

Customer Address

Billing Address

Physical Job Address

Two Rivers North CDD - Childers

Job
Pond Mowing - Initial Cleanup
September 2023

Estimated Job Start Date
September 25, 2023

Proposed By
Christopher J Labenz

Due Date
September 5, 2023

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Pond Mowing - Initial Cleanup - September 2023				\$3,249.92
			Subtotal	\$3,249.92
				Job Total \$3,249.92

Initial cut for additional ponds on Childers section.

Proposed By:

Agreed & Accepted By:

Christopher J Labenz
Down to Earth
Landscape & Irrigation

09/05/2023
Date

Two Rivers North CDD -
Childers

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. 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
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #61801

Customer Address

Billing Address

Physical Job Address

Two Rivers North CDD - Northwater

Job
Pond Mowing - Initial Cleanup
September 2023

Estimated Job Start Date

September 25, 2023

Proposed By

Christopher J Labenz

Due Date

September 5, 2023

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Pond Mowing				\$3,249.92
			Subtotal	\$3,249.92
				Job Total
				\$3,249.92

Initial cut for additional ponds on Northwater section.

Proposed By:

Agreed & Accepted By:

Christopher J Labenz
Down to Earth
Landscape & Irrigation

09/05/2023

Date

Two Rivers North CDD -
Northwater

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. 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
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #61565

Customer Address

Billing Address

Physical Job Address

Two Rivers North CDD - Childers

Job
Pond Washouts 2023

Estimated Job Start Date
September 21, 2023

Proposed By
Christopher J Labenz

Due Date
September 5, 2023

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep of Area	Each	28	\$65.00	\$1,820.00
Soil Amendments	Cubic Yard	13	\$60.00	\$780.00
Bahia Sod installed	Pallet	4	\$400.00	\$1,600.00
		Subtotal		\$4,200.00
			Job Total	\$4,200.00

Proposed By:

Agreed & Accepted By:

Christopher J Labenz
Down to Earth
Landscape & Irrigation

08/31/2023

Date

Two Rivers North CDD -
Childers

Date

Two Rivers North Community Development District
WREC Street Light Deposit Payment Agreement

This Two Rivers North Community Development District WREC Street Light Deposit Payment Agreement (the “**Agreement**”) is made effective as of October 1, 2023, by and among **Two Rivers North Community Development District** (the “**District**”), **Lennar Homes, LLC**, a Florida limited liability company (“**Lennar**”) and **D.R. Horton Inc.**, a Delaware corporation (“**Horton**”).

RECITALS:

A. The District is authorized under Chapter 190, Florida Statutes, to lease and operate street lights serving the public roads with the District (the “**Street Lights**”).

B. The Withlacoochee River Electric Cooperative, Inc. (“**WREC**”) will require a refundable deposit in the amount of \$318,726.00 (the “**WREC Deposit**”) in order to install the Street Lights within the District. The District desires to install the Street Lights, but it does not have sufficient funds in order to pay the deposit required for the installation of the Street Lights.

C. Horton and Lennar are property owners within the District and desire to have the Street Lights installed in the community in order to provide lighting for the public streets serving the property that they own within the District.

D. The District, Lennar and Horton desire to enter into an agreement in which Lennar will advance \$153,674.00 to the District for the refundable Street Light Deposit and Horton will advance \$165,052.00 to the District for the refundable WREC Deposit. When and if WREC refunds the WREC Deposit to the District, the District shall pay any amounts refunded to the District to Lennar and Horton.

NOW THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the parties hereto, the District, Lennar and Horton agree as follows:

1. Recitals Confirmed. The parties confirm that the above stated recitals are true and correct.

2. Street Lighting Installation and WREC Deposit. The parties agree and acknowledge that it is in the best interest of the District and the property owners in the community to install the Street Lights for the community. Lennar currently owns the area described as Two Rivers A-1 described in **Exhibit “A”** and Lennar has requested the installation of the Street Lights that will benefit that area. Horton currently owns the area described as Two Rivers A-2 described in **Exhibit “B”** and Lennar has requested the installation of the Street Lights that will benefit that area. Lennar will advance \$153,674.00 to the District for the refundable Street Light Deposit and Horton will advance \$165,052.00 to the District for the refundable Street Light Deposit. Upon the receipt of the funds for the WREC Deposit, the District will pay enter into an agreement for the installation and operation of the Street Lights with WREC. When WREC refunds the WREC Deposit to the District, the District will pay the amounts back to Lennar and Horton. In the event that WREC does not refund the full amount of the WREC Deposit, then the District shall refund a proportionate amount to Lennar and Horton based on the total amount each party advanced to the District to pay for the WREC Deposit.

3. 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 both of the parties hereto.

4. Authority to Contract. 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 instrument.

5. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

If to the District:	Two Rivers North Community Development District 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607
If to Lennar:	Lennar Homes, LLC 4301 W. Boy Scout Blvd. Suite 600 Tampa, Florida 33607
If to D.R. Horton	D.R. Horton, Inc. 12602 Telecom Drive Tampa, Florida 33637

6. Applicable Law. 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.

7. Term. This Agreement shall become effective as of October 1, 2023.

8. Enforcement. A default by either party under this Agreement shall entitle the 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.

9. Attorneys' Fees. In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, 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.

10. Assignment. This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other.

11. 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.

12. Binding Effect; No Third Party Beneficiaries. The terms and provisions hereof shall be binding upon and shall inure to the benefit of the District. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

13. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

14. Execution in Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

15. Public Records.

a) As required under Section 119.0701, Florida Statutes, the parties shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if Lennar or Horton does not transfer the records to the District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of Lennar or Horton upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

b) IF LENNAR OR HORTON HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LENNAR OR HORTON'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY TELEPHONE AT (954) 603-0033 OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM.

IN WITNESS WHEREOF, the District, Lennar and Horton have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

**Two Rivers North
Community Development District**

By: _____
Carlos De La Ossa
Chair of the Board of Supervisors

D.R. Horton, Inc.

By: _____
Name: _____
Title: _____

Lennar Homes, LLC

By: _____
Name: _____
Title: _____

Your Touchstone Energy® Partner



INVOICE

Customer

Name Two River North Community Development District
Attn Tom Spence
Address 2005 Pan Am Circle #300 Tampa, FL 33607

Date	02/09/22	WREC W.O. Number
Job Location	Two Rivers A-1	
Account Number		

Please remit to: W.R.E.C.
Attn: Corey Littlefield, Engineering Dept.
30461 Commerce Drive
San Antonio, FL 33576

For questions regarding this statement, please contact: Michael Gulvin at Extension # 1131
Cost Estimates are valid for 6 months from the date listed above

30461 Commerce Drive, San Antonio, FL 33576
Phone (352) 588-5115 / Fax (352) 567-4376

Your Touchstone Energy® Partner



INVOICE

Customer

Name Two River North Community Development District
Attn Tom Spence
Address 2005 Pan Am Circle #300 Tampa, FL 33607

Date	02/09/22	WREC W.O. Number
Job Location	Two Rivers A-2	
Account Number		

Please remit to: W.R.E.C.
Attn: Corey Littlefield, Engineering Dept.
30461 Commerce Drive
San Antonio, FL 33576

For questions regarding this statement, please contact: Michael Gulvin at Extension # 1131
Cost Estimates are valid for 6 months from the date listed above

30461 Commerce Drive, San Antonio, FL 33576
Phone (352) 588-5115 / Fax (352) 567-4376

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Two Rivers North CDD hereafter called "customer"

Customer: Two Rivers North CDD
C/O: Inframark
Contact: Mrs. Angie Grunwald
Address: 2005 Pan Am Circle Ste 300 Tampa, FL 33607
Email: Angie.Grunwaldf@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

25 waterways (47 acres) at the Two Rivers North community located in Zephyrhills, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Shoreline Grass and Brush Control	<i>Included</i>
2. Underwater, Floating and Algae Treatment	<i>Included</i>
3. All Services Performed by State Licensed Applicator	<i>Included</i>
4. Treatment Report Issued After Each Visit	<i>Included</i>
5. Use of EPA Regulated Materials Only	<i>Included</i>
6. Algae callback service as needed	<i>Included</i>
7. Non-Construction trash removal	<i>Included</i>

Service shall consist of Twenty-Four (24) treatments a year as needed.

**Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 10/01/23 thru 10/01/24
Agreement will automatically renew as per Term and Conditions:**

Total Monthly Service Amount: \$2,935.00
Total Annual Maintenance Cost: \$35,220.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.


Angie Grunwald

Accepted By

9-7-23

Date


Joseph T. Craig

President, Sitex Aquatics llc.

09/07/2023

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested be the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (MondayFriday) unless otherwise stipulated.

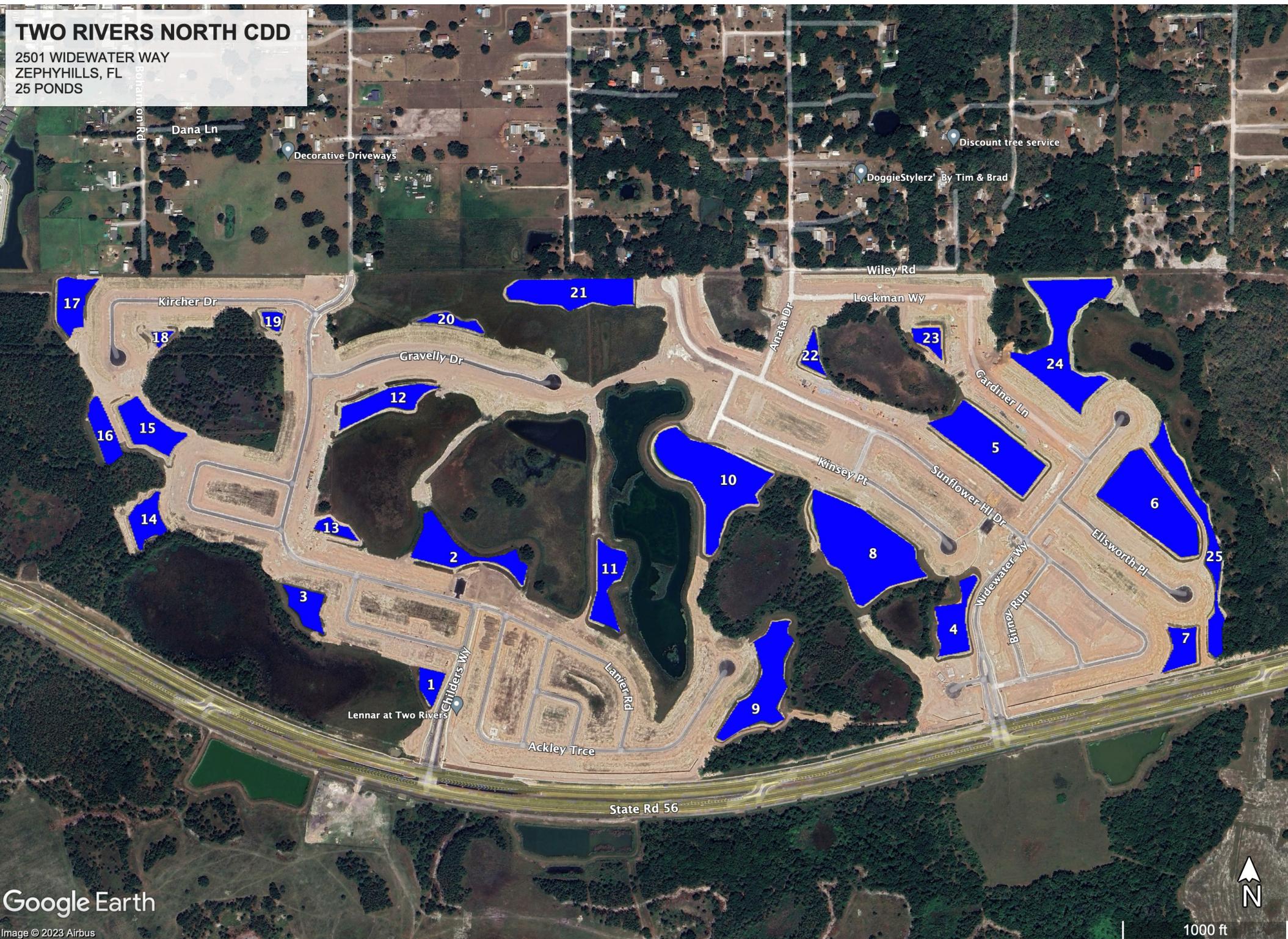
Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

TWO RIVERS NORTH CDD

2501 WIDEWATER WAY
ZEPHYHILLS, FL
25 PONDS



**MINUTES OF PUBLIC HEARING AND REGULAR MEETING
TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of the Two Rivers North Community Development District was held on Tuesday, August 15, 2023, and called to order at 11:06 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:

Nicolas Dister	Chairperson
Carlos De La Ossa	Vice-Chairperson
Ryan Zook	Assistant Secretary – <i>(via conference call)</i>
Kelly Evans	Assistant Secretary
Thomas Spence	Assistant Secretary

Also present were:

The following is a summary of the discussions and actions.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

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

THIRD ORDER OF BUSINESS

Recess to Public Hearings

Ms. Grunwald directed the Board of Supervisors to recess to the Public Hearings.

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting Fiscal Year 2024 Final Budget

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was opened. 5-0

B. Staff Presentation

Mr. Vericker discussed the budget with the Board regarding the infrastructure.

UNAPPROVED

47 **C. Public Comment**

48 There were no public comments.

49 **D. Consideration of Resolution 2023-04; Adopting Final Fiscal Year 2024 Budget**

50 The Board reviewed the Resolution.

53 On MOTION by Mr. de la Ossa seconded by Ms. Evans with
54 all in favor Resolution 2023-04 for the Fiscal Year 2024 Final
55 Budget, was adopted. 5-0

57 **E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

59 On MOTION by Mr. de la Ossa seconded by Ms. Evans with
60 all in favor Public Hearing on Adopting Fiscal Year 2024 Final
61 Budget was closed. 5-0

63 **FIFTH ORDER OF BUSINESS**

64 **Public Hearing on Levying O&M Assessments**

65 **A. Open Public Hearing on Levying O&M Assessments**

67 On MOTION by Ms. Evans seconded by Mr. Spence with all
68 in favor Public Hearing on Levying O&M Assessments was
69 opened. 5-0

71 **B. Staff Presentation**

72 Ms. Grunwald discussed levying O&M Assessments with the Board.

74 **C. Public Comment**

75 There were no public comments.

76 **D. Consideration of Resolution 2023-05; Levying O&M Assessments**

77 The Board reviewed the Resolution.

80 On MOTION by Mr. de la Ossa seconded by Mr. Dister with
81 all in favor Resolution 2023-05 for Levying O&M
82 Assessments, was adopted. 5-0

84 **E. Consideration of Developer Funding Agreement for FY 2024**

85 Mr. Vericker stated EPG, as the developer, no longer own any lots at the Two Rivers

86 North CDD and no Developer Funding Agreement for FY 2024 is required.

90 **F. Close Public Hearing on Levying O&M Assessments**
9192 On MOTION by Ms. Evans seconded by Mr. de la Ossa with
93 all in favor Public Hearing on Levying O&M Assessments was
94 closed. 5-095 **SIXTH ORDER OF BUSINESS**96 **Return to Regular Meeting**97 Ms. Grunwald directed the Board of Supervisors to proceed to the regular meeting.
9899 **SEVENTH ORDER OF BUSINESS**99 **Vendor and Staff Reports**100 **A. District Counsel**
101 **B. District Manager**
102 **C. District Engineer**103 There being no staff reports, the next order of business followed.
104105 **EIGHTH ORDER OF BUSINESS**106 **Business Items**107 **A. Consideration of Resolution 2023-06; Setting Fiscal Year 2024 Meeting Schedule**108 Ms. Grunwald discussed the Resolution with the Board.
109110 On MOTION by Mr. de la Ossa seconded by Mr. Dister with
111 all in favor Resolution 2023-06 setting Fiscal Year 2024
112 meeting schedule, was adopted. 5-0113 **B. Ratification of Landscape Maintenance Addendum**114 Mr. Grunwald discussed the addendum from Down to Earth with the Board.
115116 On MOTION by Mr. de la Ossa seconded by Ms. Evans with
117 all in favor the landscape maintenance addendum from Down
118 to Earth was ratified, as discussed. 5-0119 **C. General Matters of the District**120 There being no additional general matters of the District, the next order of business
121 followed.
122123 **NINTH ORDER OF BUSINESS**124 **Consent Agenda Items**125 **A. Consideration of Regular Board of Supervisors Meeting July 18, 2023**126 The Board reviewed Consent Agenda item. Mr. de la Ossa noted a misspelling on the
127 July 18, meeting minutes which should be worded as “Mr. Spence” and not “Mr. Spense”. He
128 requested the minutes be revised with corrections.
129

133 On MOTION by Mr. de la Ossa seconded by Ms. Evans with
134 all in favor Consent Agenda Item A was approved, as
135 amended. 5-0

139 • Ms. Evans expressed concerns with the streetlighting deposit requirements. A
140 discussion ensued.

141 ELEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Zook with all in favor the meeting was adjourned. 5-0

150 Brian Lamb
151 District Manager

Nicholas Dister
Chairman

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	98330	\$3,711.33		DISTRICT INVOICE JULY 2023
Monthly Contract Subtotal		\$3,711.33		
Variable Contract				
CARLOS DE LA OSSA	CDLO 071823	\$200.00		SUPERVISOR FEE 07/18/23
KELLY ANN EVANS	KE 051623	\$200.00		SUPERVISOR FEE 05/16/23
KELLY ANN EVANS	KE 071823	\$200.00	\$400.00	SUPERVISOR FEE 07/18/23
NICHOLAS J. DISTER	ND 071823	\$200.00		SUPERVISOR FEE 07/18/23
STRALEY ROBIN VERICKER	23307	\$3,572.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23
THOMAS R. SPENCE	TS 071823	\$200.00		SUPERVISOR FEE 07/18/23
Variable Contract Subtotal		\$4,572.50		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
TIMES PUBLISHING COM	320365 072623	\$253.60		BUDGET HEARING
US BANK	6967135	\$4,040.63		SERIES 2022 ADMIN FEES 06/01/23 - 05/31/24
Regular Services Subtotal		\$4,294.23		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$12,578.06		

Approved (with any necessary revisions noted):

Signature:

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

Chariman Vice Chariman Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
#98330

DATE
7/19/2023

CUSTOMER ID
C2410

NET TERMS
Net 30

PO#

DUE DATE
8/18/2023

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Postage	5	Ea	0.60		3.00
Subtotal					3,711.33

Subtotal	\$3,711.33
Tax	\$0.00
Total Due	\$3,711.33

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.

TWO RIVERS NORTH CDDMEETING DATE: July 18, 2023

CdIO 071823

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

DMS Staff Signature Angie Grunwald

TWO RIVERS NORTH CDDMEETING DATE: May 16, 2023

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

DMS Staff Signature Brian Lamb

KE 051623

TWO RIVERS NORTH CDDMEETING DATE: July 18, 2023

KE 071823

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

DMS Staff Signature Angie Grunwald

TWO RIVERS NORTH CDD
MEETING DATE: July 18, 2023

ND 071823

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

DMS Staff Signature Angie Grunwald

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

July 17, 2023
Client: 001561
Matter: 000001
Invoice #: 23307

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.3	\$112.50
5/22/2023	LB	REVIEW PROPOSED BUDGET FOR FY 2023/2024.	0.2	\$35.00
5/25/2023	KCH	REVIEW OF A1 AND A2 SCHEDULES FOR TIMELINE; RELAY TIMELINE INFORMATION INTO FINAL CONTRACTS FOR COMMENCEMENT.	2.5	\$812.50
5/26/2023	KCH	FINALIZE CONTRACTS FOR PARCELS A1 AND A2.	1.7	\$552.50
5/30/2023	KCH	REVIEW OF VOICEMAIL FROM ANGIE REGARDING THE PROJECT CONTRACTS; UPDATES TO THE CONTRACTS REGARDING DRAFTS.	1.1	\$357.50
6/2/2023	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; DRAFT EMAIL TO A. GRUNWALD.	0.3	\$112.50
6/2/2023	KCH	MAKE FINAL EDITS TO OVIDA AND THE ROGERS GROUP CONTRACTS.	0.3	\$97.50
6/8/2023	JMV	REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW LEGAL NOTICE; DRAFT EMAIL TO A. GRUNWALD.	0.3	\$112.50
6/12/2023	JMV	CONFERENCE CALL WITH A. GRUNWALD; REVIEW SURETY DOCUMENTATION.	0.7	\$262.50
6/12/2023	KCH	REVIEW OF REQUEST FROM CONTRACTOR COMPANY FROM ANGIE GRUNWALD; PHONE CALL WITH ANGIE AND J.VERICKER REGARDING SAME.	0.5	\$162.50
6/19/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
6/20/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00

July 17, 2023
Client: 001561
Matter: 000001
Invoice #: 23307

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2023	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.6	\$195.00
6/22/2023	LB	REVIEW PROPOSED BUDGET; PREPARE PUBLICATION AD RE SAME.	0.5	\$87.50
6/28/2023	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.6	\$225.00
6/30/2023	LB	FINALIZE PUBLICATION ADS FOR FY 2023-2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
		Total Professional Services	10.9	\$3,572.50
		Total Services		\$3,572.50
		Total Disbursements		\$0.00
		Total Current Charges		\$3,572.50
		Previous Balance		\$9,359.45
		Less Payments		(\$2,716.70)
		PAY THIS AMOUNT		\$10,215.25

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23192	June 05, 2023	\$6,607.50	\$35.25	\$0.00	\$0.00	\$10,215.25
Total Remaining Balance Due						\$10,215.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,572.50	\$6,642.75	\$0.00	\$0.00

TWO RIVERS NORTH CDDMEETING DATE: July 18, 2023

TS 071823

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

DMS Staff Signature Angie Grunwald

Tampa Bay Times

tampabay.com

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	
07/19/23 - 07/26/23	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
07/26/2023	Deirdre Bonett	320365
Total Amount Due		Ad Number
\$253.60		0000297059

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	07/26/23	0000297059	Times	Legals CLS	Budget Notice	2	2x53 L	\$249.60
07/19/23	07/26/23	0000297059	Tampabay.com	Legals CLS	Budget Notice AffidavitMaterial	2	2x53 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/19/23 - 07/26/23	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
07/26/2023	Deirdre Bonett	320365
Total Amount Due		Ad Number
\$253.60		0000297059

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

TWO RIVERS NORTH CDD
 C/O Meritus
 2005 PAN AM CIRCLE, SUITE 300
 TAMPA, FL 33607

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Notice** was published in said newspaper by print in the issues of:

7/19/23, 7/26/23 or by publication on the newspaper's website, if authorized, on

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.

} ss

**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 15, 2023, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 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 2023-2024 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 www.tworiversnorthcdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@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.

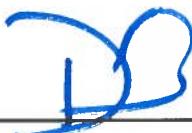
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact 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.

Angie Grunwald
District Manager

Run Date: July 19 and 26, 2023

0000297059



Signature Affiant

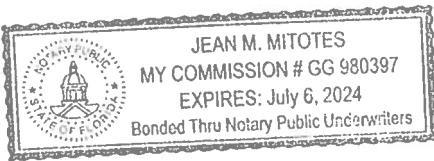
Sworn to and subscribed before me this **07/26/2023**



Signature of Notary Public

Personally known or produced identification

Type of identification produced





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6967135
Account Number: 267718000
Invoice Date: 06/23/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ATTN BRIAN LAMB
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 SERIES 2022 PROJECT REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,040.63
-------------------------	-------------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 SERIES 2022 PROJECT REVENUE ACCOUNT**

Invoice Number:	6967135
Account Number:	267718000
Current Due:	\$4,040.63
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 267718000
Invoice # 6967135
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6967135
Invoice Date: 06/23/2023
Account Number: 267718000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 SERIES 2022 PROJECT REVENUE ACCOUNT**

Accounts Included	267718000	267718001	267718002	267718003	267718004	267718005
In This Relationship:	267718006	267718007	267718008	267718009		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 06/01/2023 - 05/31/2024				\$3,750.00
Incidental Expenses 06/01/2023 to 05/31/2024	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV164291	\$880.00		LANDSCAPE MAINTENANCE - CHILDERS CONTRACT
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV164292	\$550.00	\$1,430.00	LANDSCAPE MAINTENANCE - NORTHWATER CONTRACT
INFRAMARK LLC	100146	\$4,077.67		DISTRICT INVOICE AUGUST 2023
SITEX AQUATICS	7669B	\$1,031.00		AUGUST LAKE MAINTENANCE
Monthly Contract Subtotal		\$6,538.67		
Variable Contract				
CARLOS DE LA OSSA	CDLO 081523	\$200.00		SUPERVISOR FEE 08/15/23
KELLY ANN EVANS	KE 081523	\$200.00		SUPERVISOR FEE 08/15/23
NICHOLAS J. DISTER	ND 081523	\$200.00		SUPERVISOR FEE 08/15/23
STRALEY ROBIN VERICKER	23488	\$4,010.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
THOMAS R. SPENCE	TS 081523	\$200.00		SUPERVISOR FEE 08/15/23
Variable Contract Subtotal		\$4,810.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
DOWN TO EARTH LANDSCAPE & IRRIGATION	INV165171	\$1,890.00		LANDSCAPE MAINTENANCE - ADDITIONAL MOWING
Regular Services Subtotal		\$1,890.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$13,238.67		

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

Chairman Vice Chairman Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Two Rivers North CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	#100146	8/28/2023
	CUSTOMER ID	NET TERMS
	C2410	Net 30
	PO#	DUE DATE
		9/27/2023

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Eric Davidson 6-12-23 DNH*GODADDY.COM : MULTIPLE BILLING \$238.80; 5-18-23 SPRINGHILL SUITES LAND : Meeting rm reservations \$130.54	1	Ea	369.34		369.34
Subtotal					4,077.67

Subtotal	\$4,077.67
Tax	\$0.00
Total Due	\$4,077.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Two Rivers North CDD

Bill to

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

Ship to

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

Invoice details

Invoice no.: 7669B
Terms: Net 30
Invoice date: 08/01/2023
Due date: 08/31/2023

	Product or service	Amount
1.	LM-Two Rivers North CDD Monthly Lake Maintenance 7-waterways	1 unit × \$956.00 \$956.00
2.	Additional Services Drone Report	1 unit × \$75.00 \$75.00
		Total \$1,031.00

TWO RIVERS NORTH CDDMEETING DATE: ~~8/15/23~~ 8-15-23

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

DMS Staff Signature Angie Grunwald

Cd10 081523

TWO RIVERS NORTH CDDMEETING DATE: ~~8-15-23~~ 8-15-23

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

DMS Staff Signature Angie Grunwald

KE 081523

TWO RIVERS NORTH CDD

MEETING DATE: ~~8-15-23~~ 8-15-23

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

DMS Staff Signature Angie Grunwald

ND 081523

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

August 28, 2023
Client: 001561
Matter: 000001
Invoice #: 23488

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/14/2023	LB	RESEARCH RE PROPERTY OWNED BY THE DEVELOPER AND/OR BUILDER LOTS OWNED IN THE DISTRICT FOR PURPOSES OF LANGUAGE TO USE IN RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET.	0.3	\$52.50
7/17/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$75.00
7/17/2023	MB	REVIEW DISTRICT MEETING AGENDA; ANALYZE FILE CORRESPONDENCE.	0.3	\$97.50
7/18/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING; DRAFT LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH AND AQUATIC AGREEMENT WITH SITEX.	2.8	\$1,050.00
7/18/2023	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.9	\$292.50
7/20/2023	VKB	DRAFT WREC STREETLIGHT INSTALLATION DEPOSIT AGREEMENT FOR LENNAR AND DR HORTON.	2.2	\$825.00
7/24/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
7/31/2023	LB	PREPARE RESOLUTION ADOPTING FY 2023-2024 BUDGET, RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS AND DEVELOPER BUDGET FUNDING AGREEMENT FOR FY 2023-2024.	1.7	\$297.50
8/2/2023	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING; PREPARE FUNDING AGREEMENTS.	1.5	\$562.50

August 28, 2023
Client: 001561
Matter: 000001
Invoice #: 23488

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
8/3/2023	LB	FINALIZE RESOLUTIONS ADOPTING FY 2023-2024 BUDGET AND LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
8/5/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY REPORT FOR BOND DISSEMINATION AGENT.	0.3	\$112.50
8/14/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
8/14/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
8/15/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.7	\$262.50
8/15/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
Total Professional Services			12.4	\$4,010.00
			Total Services	\$4,010.00
			Total Disbursements	\$0.00
			Total Current Charges	\$4,010.00
			Previous Balance	\$10,215.25
			PAY THIS AMOUNT	\$14,225.25

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23192	June 05, 2023	\$6,607.50	\$35.25	\$0.00	\$0.00	\$10,652.75
23307	July 17, 2023	\$3,572.50	\$0.00	\$0.00	\$0.00	\$7,582.50
Total Remaining Balance Due						\$14,225.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,010.00	\$3,572.50	\$6,642.75	\$0.00

TWO RIVERS NORTH CDDMEETING DATE: ~~8-15-23~~ 8-15-23

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

DMS Staff Signature Angie Grunwald

TS 081523

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 291-7618 Ext. 3342



August 2023
INV164291

Customer

Two Rivers North CDD - Northwater
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607
angie.grunwald@inframark.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Two Rivers North CDD - Northwater Contract (2023) - Estimate 58901	8/1/2023	8/31/2023	Net 30	

Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	\$880.00	\$880.00

Subtotal	\$880.00
Payments/Credits	\$0.00
Balance Due	\$880.00

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

See Terms and Conditions at www.dtelandscape.com/terms-and-conditions



Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 291-7618 Ext. 3342



August 2023
INV164292

Customer

Two Rivers North CDD - Childers
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607
angie.grunwald@inframark.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Two Rivers North CDD - Childers Contract (2023) - Estimate 58903	8/1/2023	8/31/2023	Net 30	

Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	\$550.00	\$550.00

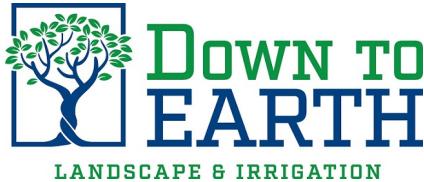
Subtotal	\$550.00
Payments/Credits	\$0.00
Balance Due	\$550.00

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

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Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 291-7618 Ext. 3342



August 2023
INV165171

Customer

Two Rivers North CDD - Northwater
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607
angie.grunwald@inframark.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Two Rivers North CDD - Northwater Contract (2023) - Estimate 58901	8/3/2023	9/2/2023	Net 30	

Item	Qty	Rate	Amount
Common Areas Additional Mowing (Exterior Wall) - Start 8/1/23	1	\$1,890.00	\$1,890.00

Subtotal	\$1,890.00
Payments/Credits	\$0.00
Balance Due	\$1,890.00

Late payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

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Two Rivers North Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

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, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022		CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND					
ASSETS							
Cash - Operating Account	\$ 17,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,175
Due From Other Funds	-	-	-	38	-	-	38
Investments:							
Acquisition & Construction Account	-	-	3,068,648	-	-	-	3,068,648
Reserve Fund	-	608,939	-	-	-	-	608,939
Revenue Fund	-	12,212	-	-	-	-	12,212
Fixed Assets							
Construction Work In Process	-	-	-	10,436,499	-	-	10,436,499
Amount To Be Provided	-	-	-	-	18,414,500	18,414,500	18,414,500
TOTAL ASSETS	\$ 17,175	\$ 621,151	\$ 3,068,686	\$ 10,436,499	\$ 18,414,500	\$ 32,558,011	

LIABILITIES

Accounts Payable	\$ 63,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,875
Bonds Payable	-	-	-	-	-	18,414,500	18,414,500
Due To Other Funds	-	38	-	-	-	-	38
TOTAL LIABILITIES	63,875	38	-	-	18,414,500	18,478,413	

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						TOTAL
	GENERAL FUND	SERIES 2022 FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	621,113	-	-	-	-	621,113
Capital Projects	-	-	3,068,686	-	-	-	3,068,686
Unassigned:	(46,700)	-	-	10,436,499	-	-	10,389,799
TOTAL FUND BALANCES	(46,700)	621,113	3,068,686	10,436,499	-	14,079,598	
TOTAL LIABILITIES & FUND BALANCES	\$ 17,175	\$ 621,151	\$ 3,068,686	\$ 10,436,499	\$ 18,414,500	\$ 32,558,011	

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	\$ 282,395	\$ -	\$ (282,395)	0.00%
Special Assmnts- CDD Collected	193,272	-	(193,272)	0.00%
Developer Contribution	-	84,212	84,212	0.00%
TOTAL REVENUES	475,667	84,212	(391,455)	17.70%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	-	4,400	(4,400)	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	500	550	(50)	110.00%
ProfServ-Recording Secretary	2,000	2,200	(200)	110.00%
ProfServ-Tax Collector	2,625	1,949	676	74.25%
ProfServ-Trustee Fees	-	4,041	(4,041)	0.00%
District Counsel	9,500	16,783	(7,283)	176.66%
District Engineer	9,500	1,767	7,733	18.60%
Administrative Services	3,750	4,125	(375)	110.00%
District Manager	20,834	22,917	(2,083)	110.00%
Accounting Services	19,000	8,250	10,750	43.42%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	2,900	1,500	1,400	51.72%
Postage, Phone, Faxes, Copies	500	65	435	13.00%
Rentals & Leases	500	550	(50)	110.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,598	627	2,971	17.43%
Bank Fees	25	260	(235)	1040.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	2,000	1,100	900	55.00%
Miscellaneous Expenses	250	481	(231)	192.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	338	(163)	193.14%
Total Administration	94,457	74,153	20,304	78.50%
<u>Electric Utility Services</u>				
Utility - Electric	12,000	-	12,000	0.00%
Utility - StreetLights	75,000	-	75,000	0.00%
Total Electric Utility Services	87,000	-	87,000	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	2,800	-	2,800	0.00%
Total Garbage/Solid Waste Services	2,800	-	2,800	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	4,500	-	4,500	0.00%
Total Water-Sewer Comb Services	4,500	-	4,500	0.00%
<u>Stormwater Control</u>				
Aquatic Maintenance	17,500	-	17,500	0.00%
Aquatic Plant Replacement	500	-	500	0.00%
Total Stormwater Control	18,000	-	18,000	0.00%
<u>Other Physical Environment</u>				
Contracts - Landscape	14,000	4,035	9,965	28.82%
Insurance - General Liability	3,200	2,750	450	85.94%
Insurance -Property & Casualty	22,500	-	22,500	0.00%
R&M-Other Landscape	5,000	-	5,000	0.00%
Landscape - Mulch	18,500	-	18,500	0.00%
Landscape Maintenance	136,360	-	136,360	0.00%
Entry/Gate/Walls Maintenance	1,500	-	1,500	0.00%
Plant Replacement Program	10,000	-	10,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Aquatic Maintenance	-	1,031	(1,031)	0.00%
Total Other Physical Environment	216,060	7,816	208,244	3.62%
<u>Road and Street Facilities</u>				
Sidewalk & Pavement Repair	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,500	-	7,500	0.00%
Contract - Park Facility Janitorial Maintenance	1,500	-	1,500	0.00%
Contracts-Pools	12,000	-	12,000	0.00%
Janitorial Services & Supplies	750	-	750	0.00%
Telephone/Fax/Internet Services	950	-	950	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Recreation / Park Facility Maintenance	7,500	-	7,500	0.00%
Recreation Equip. Maint.	1,000	-	1,000	0.00%
Playground Equipment and Maintenance	300	-	300	0.00%
Special Events	500	-	500	0.00%
Access Control	2,000	-	2,000	0.00%
Pool Permits	350	-	350	0.00%
Total Parks and Recreation	48,850	-	48,850	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	475,667	81,969	393,698	17.23%
Excess (deficiency) of revenues				
Over (under) expenditures		2,243	2,243	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(48,943)		
FUND BALANCE, ENDING		\$ (46,700)		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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	\$ -	\$ 21,984	\$ 21,984	0.00%
Special Assmnts- CDD Collected	-	1,160,221	1,160,221	0.00%
TOTAL REVENUES	-	1,182,205	1,182,205	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	275,000	275,000	-	100.00%
Interest Expense	941,034	902,656	38,378	95.92%
Total Debt Service	1,216,034	1,177,656	38,378	96.84%
TOTAL EXPENDITURES	1,216,034	1,177,656	38,378	96.84%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,216,034)	4,549	1,220,583	-0.37%
<u>OTHER FINANCING SOURCES (USES)</u>				
Debt Proceeds	1,216,034	-	(1,216,034)	0.00%
TOTAL FINANCING SOURCES (USES)	1,216,034	-	(1,216,034)	0.00%
Net change in fund balance	\$ -	\$ 4,549	\$ 4,549	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		616,564		
FUND BALANCE, ENDING		<u>\$ 621,113</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2023
 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	\$ -	\$ 125,914	\$ 125,914	0.00%
TOTAL REVENUES	-	125,914	125,914	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,754,820	(1,754,820)	0.00%
Total Construction In Progress	-	1,754,820	(1,754,820)	0.00%
TOTAL EXPENDITURES	-	1,754,820	(1,754,820)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,628,906)	(1,628,906)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		4,697,592		
FUND BALANCE, ENDING		\$ 3,068,686		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fixed Assets Fund (900)
(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>				
TOTAL REVENUES				0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES				0.00%
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		10,436,499		
FUND BALANCE, ENDING		<u>\$ 10,436,499</u>		

TWO RIVERS NORTH CDD

Bank Reconciliation

Bank Account No. 5652 **TRUIST- GF Operating**
Statement No. 08-23
Statement Date 8/31/2023

G/L Balance (LCY)	17,174.58	Statement Balance	744.69
G/L Balance	17,174.58	Outstanding Deposits	16,429.89
Positive Adjustments	0.00		
		Subtotal	17,174.58
Subtotal	17,174.58	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	17,174.58	Ending Balance	17,174.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/3/2023	Payment	1047	TIMES PUBLISHING COM	253.6	253.60	0.00
8/21/2023		JE000144	SERVICE CHARGES - PRIOR PERIOD	21.07	21.07	0.00
Total Checks				274.67	274.67	0.00
Outstanding Deposits						
8/29/2023		JE000142	CK#2084649##### - Dev Fund	G/L	16,429.89	0.00
Total Outstanding Deposits.....				16,429.89		16,429.89



MONTHLY REPORT

SEPTEMBER 1, 2023



TWO RIVERS NORTH

Inspection Date:

August 28, 2023

Prepared For:

Carlos de la Ossa

Prepared By:

Devon Craig

Field Operations Manager

P: 941.201.7287

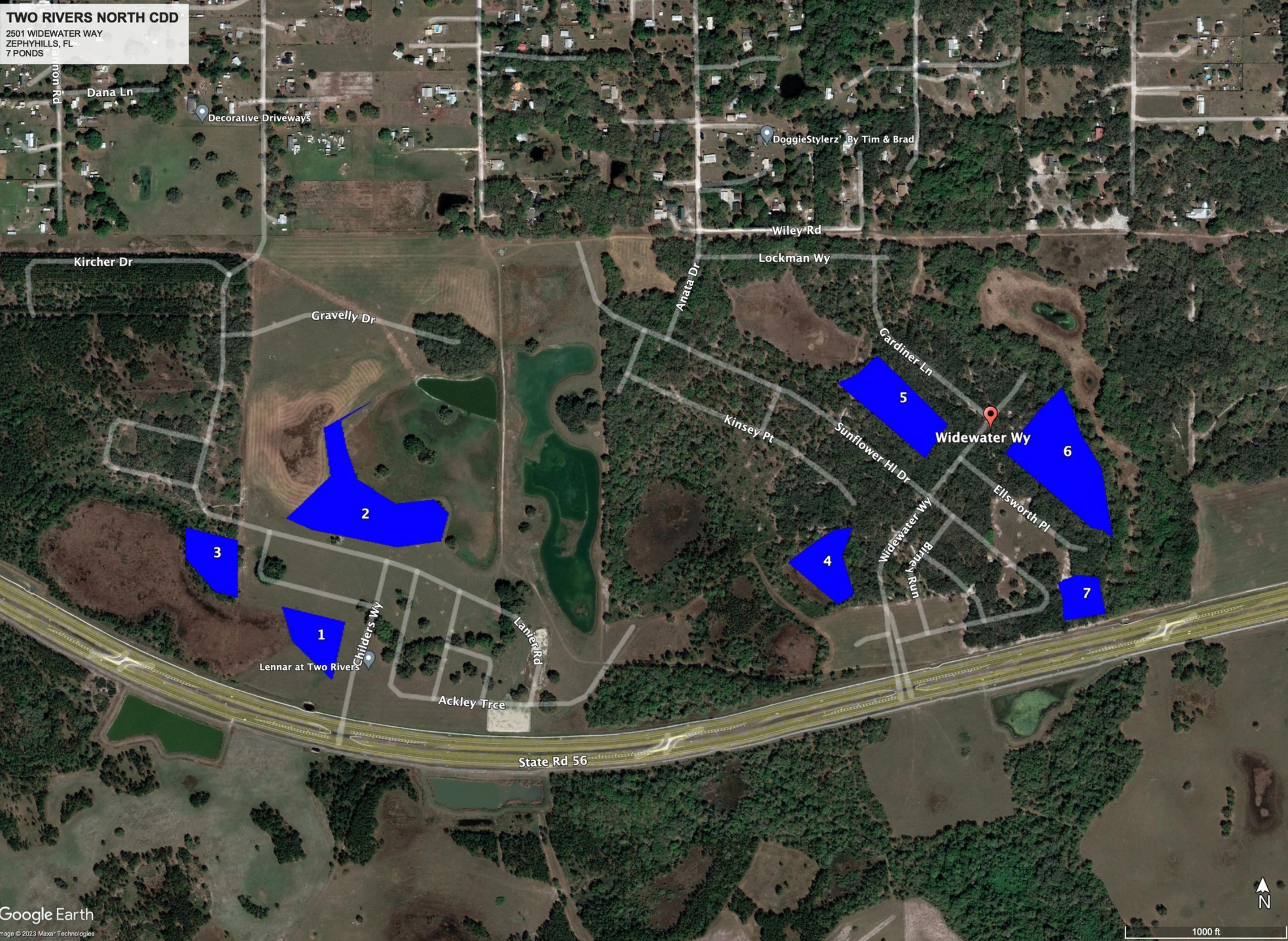
E: dcraig@sitexaquatics.com

SUMMARY:

All ponds have been treated this month. A physical removal of plant material was conducted on pond 4 located behind the model homes. This being our first month of service we will be establishing shorelines and getting ponds to a maintenance level. We are headed into storm season. If we have a major storm we will do drive through post storm to check for possible congestions as well as any storm related problems in relation to the ponds.

TWO RIVERS NORTH CDD

2501 WIDEWATER WAY
ZEPHYRHILLS, FL
7 PONDS



1.



2.



3.



4.



5.



6.



7.



POND TREATMENTS

- 1: Shoreline vegetation and Algae has been treated.
- 2: Shoreline vegetation has been treated.
- 3: Shoreline vegetation and Algae has been treated.
- 4: Shoreline vegetation has been treated.
- 5: Shoreline vegetation has been treated.
- 6: Shoreline vegetation has been treated.
- 7: Shoreline vegetation has been treated.