

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 16, 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
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, December 16, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **December 16, 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 Annual Arbitrage Proposal Special Assessment Bond Series 2022
- B. Consideration of School Status Website Proposal
- C. Consideration of Recreation Facilities Policies and Regulations (Childers)
- D. Consideration of Recreation Facilities Policies and Regulations (Northwater)
- E. Consideration of Fence Easement Agreements for 34899 Kircher Drive, 2576 Leonia Lane, and 34839 Kircher Lane (under separate cover)

4. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes October 21, 2025
- B. Consideration of Operation and Maintenance Expenditures November 2025
- C. Acceptance of the Financials (under separate cover) and Approval of the Check Register for November 2025
- D. Ratification of Drainage Easement Agreement
- E. Ratification of Special Warranty Deed
- F. Ratification for Down to Earth Landscape & Irrigation Proposal #130361 Shell Installation in Pool Area
- G. Ratification for Down to Earth Landscape & Irrigation Proposal #132184 Fert & Pest Application
- H. Ratification for Down to Earth Landscape & Irrigation Proposal # 132190 Fert & Pest Application
- I. Ratification for Egis Renewal Proposal 2025-2026

- J.** Ratification for Down to Earth Landscape & Irrigation Proposal # 132443 Shell Pathway
- K.** Ratification for Down to Earth Landscape & Irrigation Proposal # 132383 Shell Pathway
- L.** Ratification for Down to Earth Landscape & Irrigation Proposal # 134555 Seasonal Flower Change
- M.** Ratification for Down to Earth Landscape & Irrigation Proposal # 134556 Seasonal Flower Change

5. BUILDER REQUESTS AND COMMENTS

6. STAFF REPORTS

- A.** District Counsel
- B.** District Engineer
- C.** District Manager
 - i.** Community Inspection Reports
 - ii.** Status of Boundary Amendment

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Two Rivers North Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Two Rivers North CDD – \$18,495,000 Special Assessment Bonds, Series 2022 (Series 2022 Project) (the “2022 Series”)

Dear Two Rivers North Community Development District:

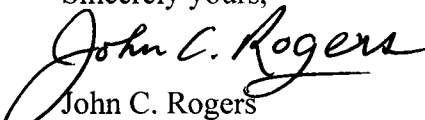
Arbitrage Rebate Counselors hereby contracts with Two Rivers North Community Development District to provide annual arbitrage calculations for the above-referenced 2022 Series.

The annual arbitrage calculations for the 2022 Series will cover the one-year period May 18, 2022 to May 18, 2023, and each successive one-year period thereafter ending on May 18th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2022 Series is \$400.00. Two Rivers North CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Bill To:

Two Rivers North CDD
Jayna Cooper
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Shipping To:

Two Rivers North CDD
Jayna Cooper
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper**Signature:****Title:** _____**Date:** _____

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

Recreational Facilities Policies and Regulations (Childers Clubhouse)

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as the Childers Amenity Center located at 1990 Lanier Road, Zephyrhills, Florida 33541.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Childers Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

General

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.

PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES

Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B) on file by the guest's legal guardian.**

Recreational Facilities and Childers Amenity Center Usage Policies

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. _____ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. _____ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. _____ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. _____ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. _____ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. _____ All persons using the Amenity Center do so at their own risk.
7. _____ All persons using the Pool do so at their own risk.
8. _____ All persons using the Playground do so at their own risk.
9. _____ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
10. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
11. _____ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
12. _____ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
13. _____ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
14. _____ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
15. _____ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
16. _____ The pool area is not supervised by lifeguards.
17. _____ All swimmers must shower before initially entering the Pool.
18. _____ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
19. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
20. _____ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
21. _____ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
22. _____ Glitter and Confetti are **NOT** allowed on District property.
23. _____ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
24. _____ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

such a manner that creates excessive noise, profanity, or boisterous action.

25. _____ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
26. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
27. _____ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
28. _____ Call 911 in the event of an emergency or any safety concerns.
29. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
30. _____ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

Pool and Pool Patio Specific Usage Policies

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. _____ In the event of an emergency, or any safety concern, please call 911.
2. _____ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. _____ Residents and Members under the age of 18 that utilize the pool or pool patio independently **MUST** have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. _____ The Pool and Pool Patio is open from Dawn until Dusk.
5. _____ All swimmers must shower before initially entering the pool.
6. _____ Flotation devices, such as rafts, rings, or play items, are **NOT** allowed in the pool or on the pool patio.
7. _____ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are **NOT** permitted on the pool patio.
8. _____ Persons with open cuts, wounds, sores, or blisters may **NOT** use the pool.
9. _____ Persons that are ill with diarrhea may **NOT** use the pool.
10. _____ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. _____ Animals are not permitted in or around the pool with the exception of certified service animals.
12. _____ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. _____ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. _____ All other general Recreational Facilities and Amenity Center Usage Policies apply.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS

POLICY ENFORCEMENT. Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

CONSEQUENCES. The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
 - a. 3 days
 - b. 7 days
 - c. 1 month
 - d. 3-6 months
 - e. Indefinite

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

SIGNATURES

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Childers Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

**Two Rivers North
Community Development District**

District Representative Name: _____
Title: _____
Date of Signature: _____

Member (Resident/Member) *(please circle one)*

Printed Name: _____
Mailing Address: _____
Date of Signature: _____
Email Address: _____

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

EXHIBIT A

**Two Rivers North
Community Development District**

**Childers Clubhouse Gathering Room
Reservation Policies and Usage Agreement**

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Childers Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida (hereinafter the “**District**”) owns and maintains the Childers Amenity Center located at 1990 Lanier Road, Zephyrhills, Florida 33541.

The Childers Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: _____ *Day:* _____

Time Reserved: _____ *Type of Party:* _____

Resident: _____ *Non-Resident:* _____

Non-Resident: _____ *Non-Resident Business:* _____

IF Renting to a Non-Resident: *Name of Non-Resident:* _____

DOB of Non-Resident: _____

Mailing Address of Non-Resident: _____

Applicant/Renter Information:

Name: _____

Address: _____

Home Phone Number: _____ *Cell Phone Number:* _____

Security Deposit of \$200.00 Received on: _____ *in the total amount of: \$200.00*

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District’s Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

Gathering Room Rental Fees for Residents and Non-Residents

Residents:

Up to four (4) hours = \$50.00

Up to six (6) hours = \$100.00

Refundable Security Deposit = \$200.00

Non-Residents:

Up to four (4) hours = \$150.00

Up to six (6) hours = \$200.00

Refundable Security Deposit = \$400.00

Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Gathering Room Rental Usage Policies

1. _____ All persons using the Gathering Room do so at their own risk.
2. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. _____ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. _____ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. _____ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. _____ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. _____ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. _____ All persons renting and utilizing the Gathering Room shall obey the Pasco County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. _____ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. _____ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. _____ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. _____ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. _____ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
 - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. _____ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Pasco County Sheriff’s Office).
16. _____ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. _____ Approval of all events is subject to the discretion of the District Manager and/or the

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. _____ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. _____ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. _____ Call 911 in the event of an emergency or any safety concerns.
22. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

Two Rivers North Community Development District

District Representative Name: _____
Title: _____
Date of Signature: _____

Renter (Resident/Non-Resident) *(please circle one)*

Printed Name: _____
Date of Signature: _____
Email Address: _____

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Permission to use Gathering Room, Release of Liability, and Indemnification Agreement

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Two Rivers North CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

Renter's Printed Name and Signature

Date

District Representative Name and Signature

Date

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

CHECK PAYMENT FORM

*This form must be completed by **each individual** issuing a check to the Two Rivers North Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

TODAY'S DATE: _____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

DRIVER LICENSE NUMBER: _____

Please attach a copy of Driver's license.

PLACE OF EMPLOYMENT: _____

WORK PHONE: _____

AMOUNT OF CHECK: _____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to the Two Rivers North Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

EXHIBIT B

**Two Rivers North
Community Development District**

Parental Consent and Waiver Form for Minor-Use of Recreational Facilities

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, _____, hereby agree on behalf of myself, and _____ (child/minor) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Two Rivers North Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.

NOTICE TO THE MINOR CHILD'S NATURAL LEGAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY

**TWO RIVERS NORTH
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PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

Recreational Facilities Policies and Regulations (Northwater Clubhouse)

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as the Northwater Amenity Center located at 1990 Lanier Road, Zephyrhills, Florida 33541.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Northwater Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

General

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.

PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES

Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B) on file by the guest's legal guardian.**

Recreational Facilities and Northwater Amenity Center Usage Policies

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. _____ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. _____ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. _____ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. _____ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. _____ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. _____ All persons using the Amenity Center do so at their own risk.
7. _____ All persons using the Pool do so at their own risk.
8. _____ All persons using the Playground do so at their own risk.
9. _____ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
10. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
11. _____ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
12. _____ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
13. _____ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
14. _____ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
15. _____ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
16. _____ The pool area is not supervised by lifeguards.
17. _____ All swimmers must shower before initially entering the Pool.
18. _____ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
19. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
20. _____ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
21. _____ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
22. _____ Glitter and Confetti are **NOT** allowed on District property.
23. _____ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
24. _____ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

such a manner that creates excessive noise, profanity, or boisterous action.

25. _____ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
26. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
27. _____ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
28. _____ Call 911 in the event of an emergency or any safety concerns.
29. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
30. _____ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

Pool and Pool Patio Specific Usage Policies

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. _____ In the event of an emergency, or any safety concern, please call 911.
2. _____ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. _____ Residents and Members under the age of 18 that utilize the pool or pool patio independently **MUST** have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. _____ The Pool and Pool Patio is open from Dawn until Dusk.
5. _____ All swimmers must shower before initially entering the pool.
6. _____ Flotation devices, such as rafts, rings, or play items, are **NOT** allowed in the pool or on the pool patio.
7. _____ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are **NOT** permitted on the pool patio.
8. _____ Persons with open cuts, wounds, sores, or blisters may **NOT** use the pool.
9. _____ Persons that are ill with diarrhea may **NOT** use the pool.
10. _____ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. _____ Animals are not permitted in or around the pool with the exception of certified service animals.
12. _____ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. _____ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. _____ All other general Recreational Facilities and Amenity Center Usage Policies apply.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS

POLICY ENFORCEMENT. Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

CONSEQUENCES. The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
 - a. 3 days
 - b. 7 days
 - c. 1 month
 - d. 3-6 months
 - e. Indefinite

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

SIGNATURES

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Northwater Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

**Two Rivers North
Community Development District**

District Representative Name: _____
Title: _____
Date of Signature: _____

Member (Resident/Member) *(please circle one)*

Printed Name: _____
Mailing Address: _____
Date of Signature: _____
Email Address: _____

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

EXHIBIT A

**Two Rivers North
Community Development District**

**Northwater Clubhouse Gathering Room
Reservation Policies and Usage Agreement**

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Northwater Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida (hereinafter the “**District**”) owns and maintains the Northwater Amenity Center located at 2689 Widewater Way, Zephyrhills, Florida 33541.

The Northwater Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: _____ Day: _____

Time Reserved: _____ Type of Party: _____

Resident: _____ Non-Resident: _____

Non-Resident: _____ Non-Resident Business: _____

IF Renting to a Non-Resident: Name of Non-Resident: _____

DOB of Non-Resident: _____

Mailing Address of Non-Resident: _____

Applicant/Renter Information:

Name: _____

Address: _____

Home Phone Number: _____ Cell Phone Number: _____

Security Deposit of **\$200.00** Received on: _____ in the total amount of: \$200.00

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District’s Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

Gathering Room Rental Fees for Residents and Non-Residents

Residents:

Up to four (4) hours = \$50.00

Up to six (6) hours = \$100.00

Refundable Security Deposit = \$200.00

Non-Residents:

Up to four (4) hours = \$150.00

Up to six (6) hours = \$200.00

Refundable Security Deposit = \$400.00

Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Gathering Room Rental Usage Policies

1. _____ All persons using the Gathering Room do so at their own risk.
2. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. _____ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. _____ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. _____ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. _____ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. _____ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. _____ All persons renting and utilizing the Gathering Room shall obey the Pasco County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. _____ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. _____ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. _____ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. _____ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. _____ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
 - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. _____ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Pasco County Sheriff’s Office).
16. _____ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. _____ Approval of all events is subject to the discretion of the District Manager and/or the

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. _____ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. _____ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. _____ Call 911 in the event of an emergency or any safety concerns.
22. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

Two Rivers North Community Development District

District Representative Name: _____
Title: _____
Date of Signature: _____

Renter (Resident/Non-Resident) *(please circle one)*

Printed Name: _____
Date of Signature: _____
Email Address: _____

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Permission to use Gathering Room, Release of Liability, and Indemnification Agreement

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Two Rivers North CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

Renter's Printed Name and Signature

Date

District Representative Name and Signature

Date

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

CHECK PAYMENT FORM

*This form must be completed by **each individual** issuing a check to the Two Rivers North Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

TODAY'S DATE: _____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

DRIVER LICENSE NUMBER: _____

Please attach a copy of Driver's license.

PLACE OF EMPLOYMENT: _____

WORK PHONE: _____

AMOUNT OF CHECK: _____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to the Two Rivers North Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

EXHIBIT B

**Two Rivers North
Community Development District**

Parental Consent and Waiver Form for Minor-Use of Recreational Facilities

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, _____, hereby agree on behalf of myself, and _____ (child/minor) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Two Rivers North Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.

NOTICE TO THE MINOR CHILD'S NATURAL LEGAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY

**TWO RIVERS NORTH
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PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

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

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday October 21, 2025, and called to order at 11:20 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 <i>(via phone)</i>
Thomas Spence	Assistant Secretary
Kelly Evans	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Jesenia Perez	On-site Manager <i>(via phone)</i>
Arturo Gandarilla	Field Manager
Residents	

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 overnight parking (incident), towing, vehicle speeding, overflow retention pond, debris, holiday lighting, damaged streetlights, walking paths not being tended to (landscaping; weeds, overgrown grass), pest control (mosquitos), solar lighting.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Goals & Objectives

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Goals & Objectives, was approved. 4-0

B. Discussion of Driveway Apron Widening Request – 34714 Rainville Loop

Ms. Cooper advised resident requesting driveway apron widening forwarded to HOA and mentioned conflicts with CDD “Right-of-Way” to which Mr. de la Ossa denied request stating construction issues and the Board unanimously agreed. No Motion.

C. Consideration of Resolution 2026-01; Redesignation of Officers

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-01; Redesignation of Officers, designating Rollamay Turkoane as Assistant Secretary, was adopted. 4-0

D. Consideration of Resolution 2026-02; Authorizing Drainage Easement to EPG

Mr. de la Ossa requested clarification on the development entity/landowner and asked for it be identified on the agenda going forward. Ms. Hopkinson confirmed it to be Two Rivers North LLC.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-02; Authorizing Drainage Easement to EPG, as discussed, was adopted. 4-0

E. Consideration of Resolution 2026-03; Authorizing Certain Property Inadvertently Conveyed to District to be Conveyed to the Developer

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-03; Authorizing Certain Property Inadvertently Conveyed to District to be Conveyed to the Developer, was adopted. 4-0

F. Consideration of Resolution 2026-04; Approving Conveyance of a Drainage Easement to EPG

This item is a duplicate item.

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the August 19, 2025 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**

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

86
87 **FIFTH ORDER OF BUSINESS** **Builders' Requests and Comments**

88 There being none, the next order of business followed.

89
90 **SIXTH ORDER OF BUSINESS** **Staff Reports**

91 **A. District Counsel**

92 **B. District Engineer**

93 **C. District Manager**

94 There being no reports, the next item followed.

95 **i. Community Inspection Reports**

96 The Community Inspections report was presented, a copy of which was
97 included in the agenda package. Mr. Gandarilla provided updates/pending and completed items.
98 Mr. de la Ossa requested landscaping direct their attention to retention ponds and edging.

99
100 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
101 **Comments**

102 There being none, the next order of business followed.

103
104 **EIGHTH ORDER OF BUSINESS** **Adjournment**

105 There being no further business,

106
107

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in 108 favor, the meeting was adjourned at 11:30 am. 4-0

109
110
111

112
113 _____
114 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	Vendor Total	Comments/Description
Monthly Contract						
ALCHEMY POOL SERVICE LLC	10/29/2025	000784	\$3,750.00			POOL SERVICES
CHARTER COMMUNICATIONS	10/24/2025	1665027102425	\$99.99			ACCT #8337 13 062 1665027
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/1/2025	157176	\$6,212.69			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/1/2025	157177	\$17,810.89			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/1/2025	157167	\$6,884.80			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/1/2025	157168	\$7,093.84		\$38,002.22	LANDSCAPING
INFRAMARK LLC	11/11/2025	163564	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163564	\$458.33			ADMINISTRATION
INFRAMARK LLC	11/11/2025	163564	\$100.00			RENTAL & LEASES
INFRAMARK LLC	11/11/2025	163564	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	11/11/2025	163564	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163564	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163564	\$200.00			WEBSITE ADMIN
INFRAMARK LLC	11/11/2025	163564	\$416.67			ASSESSMENT ROLL
INFRAMARK LLC	11/11/2025	163564	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163564	\$7,295.83			ONSITE SERVICES-JESENIA PEREZ
INFRAMARK LLC	11/11/2025	163564	\$375.00	\$13,945.83	\$13,945.83	RECORDING SECRETARY
JAYMAN ENTERPRISES	11/1/2025	4291	\$1,825.00			JANITORIAL & DOG STATION MAINTENANCE
JAYMAN ENTERPRISES	11/1/2025	4292	\$1,775.00		\$3,600.00	JANITORIAL & DOG STATION MAINTENANCE
SITEX AQUATICS	11/1/2025	10429-B	\$3,010.00			LAKE MAINTENANCE
TRULY NOLEN BRANCH 059	10/30/2025	590296741	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	11/10/2025	59029886	\$85.00		\$170.00	PEST CONTROL
Monthly Contract Subtotal			\$62,578.04			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27446	\$5,181.49			DISTRICTCOUNSEL-PROFESSIONAL SERVICES
Variable Contract Subtotal			\$5,181.49			

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Utilities						
CHARTER COMMUNICATIONS	11/7/2025	1669019110725	\$99.99			ACCT #8337 13 062 1665027
NEXTERA ENERGY	10/28/2025	32203682	\$4.35			GAS
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-7327	\$45.45			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-7332	\$50.61			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-7733	\$40.58			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-7341	\$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-6250	\$496.29			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-2688	\$40.48			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-2690	\$40.90			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-2691	\$539.03			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-8828	\$40.58			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-8832	\$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-8834	\$4,444.12			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	11/11/2025	111125-8838	\$4,038.21		\$9,857.63	ELECTRIC
Utilities Subtotal			\$9,961.97			
Regular Services						
Disclosure Technology Services, LLC	10/31/2025	1643	\$1,500.00			1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES
MIKE FASANO TAX COLLECTOR	11/12/2025	111225-0P200-0000	\$437.76			2025 TAX NOTICE
MIKE FASANO TAX COLLECTOR	11/12/2025	111225-0P100-0000	\$428.64			2025 TAX NOTICE
MIKE FASANO TAX COLLECTOR	11/5/2025	25256439	\$366.23			2025 SOLID WASTE ASSESSMENT TAX
MIKE FASANO TAX COLLECTOR	11/5/2025	25256438	\$361.15		\$1,593.78	2025 SOLID WASTE ASSESSMENT TAX
TIMES PUBLISHING COM	7/30/2025	43932-070925 4	\$644.40			PETITION ORDINANCE AD 4 OF 4
Regular Services Subtotal			\$3,738.18			
Additional Services						
A-TECH CONSULTING, INC	11/13/2025	28371	\$312.50			RECONNECTED NVR
DOWN TO EARTH LANDSCAPE & IRRIGATION	10/16/2025	156936	\$670.17			LANDSCAPING - Palm Tree Removal
FUENTES FABULOUS FUN	11/17/2025	FF20251204A	\$970.00			SPECIAL EVENTS

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TWO RIVERS NORTH CDD	11/11/2025	1111	\$38,674.95			SERIES 2022 PRIOR FY DTDF
TWO RIVERS NORTH CDD	11/11/2025	1111	\$5,611.14			SERIES 2022 FY25 DS EXCESS AND INTEREST
TWO RIVERS NORTH CDD	11/11/2025	1111	\$904.31	\$45,190.40		SERIES 2022 FY26 DS
TWO RIVERS NORTH CDD	11/17/2025	11172025 - 01	\$28,824.53			SERIES 2022 FY26 DS
TWO RIVERS NORTH CDD	11/24/2025	11242025 - 01	\$20,417.37		\$94,432.30	SERIES 2022 FY26 DS
Additional Services Subtotal			\$96,384.97			
TOTAL			\$177,844.65			



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

Invoice #000784

Issue date
Oct 29, 2025

Invoice #000784

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 October 29, 2025 \$3,750.00	Due October 29, 2025 \$3,750.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (10/26/2025 - 11/29/2025)</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i> <i>Pool service for - (10/26/2025 - 11/29/2025)</i> <i>Two Rivers North A2 North-water</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>	1	\$3,750.00	\$3,750.00

Subtotal	\$3,750.00
----------	------------

Total Due **\$3,750.00**



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

October 24, 2025
Invoice Number: 1665027102425
Account Number: 8337 13 062 1665027
Security Code: 5981
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

Contact Us

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

Summary *Service from 10/24/25 through 11/23/25
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 11/11/25	
Total Due by Auto Pay	\$99.99

NEWS AND INFORMATION

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-877-871-0875 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-866-439-5143 today.



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

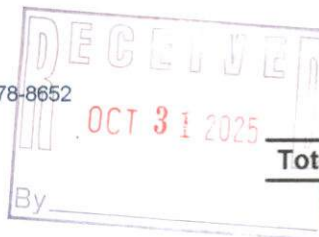
Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 10252025 NNNNNNNN 01 000817 0003

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

October 24, 2025
TWO RIVERS NORTH CDDA1
Invoice Number: 1665027102425
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





Invoice Number: TWO RIVERS NORTH CDDA1
 Account Number: 1665027102425
 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 10252025 NNNNNNNN 01 000817 0003

Charge Details

Previous Balance		99.99
EFT Payment	10/11	-99.99
Remaining Balance		\$0.00

Payments received after 10/24/25 will appear on your next bill.

Service from 10/24/25 through 11/23/25

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**.



Down to Earth Landscape & Irrigation

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



Invoice: #157176
November 2025

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A1 Contract (2025) Estimate # 103499	11/1/2025	12/1/2025	Net 30	

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

<div><p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p><p>Visit us at https://dtelandscape.com for all other questions or concerns.</p></div> <div><p>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</p><p>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/</p></div>	Subtotal	\$6,212.69
	Sales Tax	\$0.00
	Total	\$6,212.69
	Credits/Payments	(\$0.00)
	Balance Due	\$6,212.69

Down to Earth Landscape & Irrigation

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



Invoice: #157177
November 2025

Customer

Two Rivers North CDD A2
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A2 Contract (2025) Estimate # 103500	11/1/2025	12/1/2025	Net 30	

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

<div><p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p><p>Visit us at https://dtelandscape.com for all other questions or concerns.</p></div>	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		Subtotal	\$17,810.89
	To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added. https://huntington.billieriq.com/ebpp/DownToEarth/		Sales Tax	\$0.00
			Total	\$17,810.89
			Credits/Payments	(\$0.00)
			Balance Due	\$17,810.89

Down to Earth Landscape & Irrigation

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



Invoice: #157167

November 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)
 Estimate # 103503

Invoice Date

11/1/2025

Date Due

12/1/2025

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

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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 Landscape & Irrigation

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



Invoice: #157168
November 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	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Childers Contract (2025) Estimate # 103505	11/1/2025	12/1/2025	Net 30	

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
Theresa.Koglin@Down2earthinc.com
(321) 228-5717

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163564

CUSTOMER ID

C2410

PO#

INVOICE

DATE

11/11/2025

NET TERMS

Due On Receipt

DUE DATE

11/11/2025

BILL TO

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

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	458.33		458.33
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,500.00		1,500.00
Onsite Services-Jesenia Perez	1	Ea	7,295.83		7,295.83
Recording Secretary	1	Ea	375.00		375.00
Rental & Leases	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Subtotal					13,945.83

Subtotal

\$13,945.83

Tax

\$0.00

Total Due

\$13,945.83

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 #
11/1/2025	4291

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
	October 2025 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
	10/13/25 Bottles in trash cans at the pool amenity and party clean up	50.00	50.00
	10/31/25 Mail kiosk trash can overflowing as people stuffed the entrance with fast food containers and had to be cleaned up by hand because residents didn't open the trash can and just placed all trash on top of the can	50.00	50.00
All work is complete!		Total	\$1,825.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
11/1/2025	4292

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
	October 2025 Monthly janitorial maintenance.	1,375.00	1,375.00
	Dog station and trash can maintenance	400.00	400.00
All work is complete!		Total	\$1,775.00

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
10429-b	11/01/2025	\$3,010.00	12/01/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance 25 - Waterways-Twice a month	1	2,935.00	2,935.00
	Additional Services	Drone Reports	1	75.00	75.00

SUBTOTAL	3,010.00
TAX	0.00
TOTAL	3,010.00
BALANCE DUE	\$3,010.00



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

Invoice

INVOICE #: 590296741

WORK DATE: 10/30/2025

BILL-TO 59026712

Two Rivers North CDD
Jayna Cooper
1990 Lanier Rd
A1
Plant City, FL 33565-7318

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

LOCATION 59026712

Two Rivers North CDD
Jayna Cooper
1990 Lanier Rd
A1
Plant City, FL 33565-7318

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

Time In: 10/30/2025 02:22:00 PM
Time Out: 10/30/2025 02:44:00 PM

Customer Signature

Customer Unavailable to Sign

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

Thank you for allowing Truly Nolen services of treated the exterior perimeter mill room front and clubhouse bathrooms office and outdoor patio and back. Thank you again take care

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
Temprid FX (Conc).		432-1544	31.5000%	0.0199	Imidacloprid; B-Cyfluthrin	0.7500 Fluid Ounce	0.0141 Milliliters
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Ground Beetle, Seed Bug, Spider, Springtails							

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.



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

Invoice

INVOICE #: 590298866

WORK DATE: 11/10/2025

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: 11/10/2025 01:35:00 PM
Time Out: 11/10/2025 01:55:00 PM

Customer Signature

Customer Unavailable to Sign

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 our Truly Nolen services. I treated the exterior perimeter mail room all windows and doors and bushes garden and around the perimeter of location. Thank you take care

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
Temprid FX (Conc).		432-1544	31.5000%	0.0199	Imidacloprid; B-Cyfluthrin	0.7500 Fluid Ounce	0.0141 Milliliters
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Ground Beetle, Seed Bug, Spider, Springtails							

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

November 14, 2025
Client: 001561
Matter: 000001
Invoice #: 27446

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/3/2025	JMV	REVIEW EMAIL FROM B. LAMB; REVIEW COST SHARE AGREEMENT; DRAFT EMAIL TO B. LAMB.	0.6	\$243.00
10/3/2025	CAW	REVIEW EMAIL CORRESPONDENCE REGARDING COST SHARING AGREEMENT FOR COMMERCIAL PARCEL; REVIEW AND SUBMIT COST SHARING AGREEMENT.	0.5	\$187.50
10/3/2025	MS	REVIEW COUNTY WEBSITE RE STATUS OF AGENDA PACKAGE FOR OCTOBER 7 PUBLIC HEARING ON BOUNDARY AMENDMENT; REVIEW AGENDA AND PULL STAFF REPORT; PROCESS THE SAME.	1.0	\$195.00
10/3/2025	MS	PREPARE CHILDERS RECREATIONAL FACILITIES POLICIES AND REGULATIONS; RECEIVE, REVIEW AND PROCESS COST SHARE AGREEMENT THROUGH THE COUNTY E-RECORDING SYSTEM.	2.6	\$507.00
10/6/2025	CAW	REVIEW RECORDED COST SHARE AGREEMENT AND DISTRIBUTE; PREPARE RESOLUTION AUTHORIZING CONVEYANCE OF DRAINAGE EASEMENT.	0.6	\$225.00
10/6/2025	MS	RECEIVE, REVIEW, AND PROCESS RECORDED COST SHARING AGREEMENT.	0.4	\$78.00
10/7/2025	MS	PREPARE AMENDED NOTICE OF ESTABLISHMENT.	0.5	\$97.50
10/9/2025	CAW	REVIEW LEGAL DESCRIPTION AND SKETCH FOR COMMERCIAL PARCEL.	0.7	\$262.50
10/13/2025	CAW	DISTRIBUTE RESOLUTION APPROVING DRAINAGE EASEMENT AND RESOLUTION REGARDING INADVERTENT CONVEYANCE; EMAIL CORRESPONDENCE TO TITLE COMPANY REGARDING STATUS OF TITLE REPORT FOR SAID PARCELS.	0.4	\$150.00
10/14/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50

SERVICES

Date	Person	Description of Services	Hours	Amount
10/14/2025	CAW	EMAIL CORRESPONDENCE WITH DISTRICT MANAGEMENT REGARDING OCTOBER AGENDA ITEMS.	0.3	\$112.50
10/14/2025	KCH	OPERATIONS TEAMS MEETING WITH DEVELOPMENT TEAM.	0.1	\$37.50
10/16/2025	LC	REVIEW THE US BOARD ON GEOGRAPHIC NAMES INFORMATION, POLICIES AND RELATED MATERIALS RE PROPOSAL FOR TWO RIVERS, FLORIDA NAME; BEGIN PREPARING PROPOSAL APPLICATION FOR SAME.	0.7	\$136.50
10/16/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/17/2025	LC	CONTINUE REVIEWING THE PRINCIPLES, POLICIES, AND PROCEDURES FOR DOMESTIC GEOGRAPHIC NAMES; CONTINUE PREPARING PROPOSAL APPLICATION AND ATTACHMENTS TO SAME.	0.8	\$156.00
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/20/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/20/2025	LC	CONTINUE WORKING ON BGN PROPOSAL FOR TWO RIVERS, FLORIDA GEOGRAPHIC DESIGNATION.	0.3	\$58.50
10/21/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$364.50
10/21/2025	CAW	EMAIL CORRESPONDENCE REGARDING LEGAL DESCRIPTIONS NEEDED FOR RESOLUTIONS; PREPARE FOR AND ATTEND STATUTS CALL; EMAIL CORRESPONDENCE WITH SURVEYOR REGARDING LEGAL DESCRIPTIONS NEEDED.	0.5	\$187.50
10/21/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00
10/23/2025	CAW	REVIEW TITLE REPORT FOR TRACT B-1 OF PARCEL AI PHASE A REGARDING INADVERTENT CONVEYANCE PARCEL AND DRAINAGE EASEMENT AREA.	0.4	\$150.00
10/27/2025	KCH	REVIEW PETITION FOR BGN DOMESTIC NAMES COMMITTEE EXECUTIVE SECRETARIAT.	0.5	\$187.50
10/28/2025	LC	WORK ON FINALIZING BGN PROPOSAL FOR TWO RIVERS, FLORIDA; SUBMIT PROPOSAL TO BGN.	0.3	\$58.50
10/30/2025	MS	UPDATE ATTORNEY CALENDARS WITH BOCC HEARING; PREPARE RESOLUTION ADOPTING FIRST AMENDED NOTICE OF ESTABLISHMENT; REVISE FIRST AMENDED NOTICE OF ESTABLISHMENT.	0.6	\$117.00
10/30/2025	KCH	REVIEW AND REVISE RECREATIONAL FACILITIES POLICIES AND REGULATIONS FOR NORTHWATER AND FOR CHILDERS; REVIEW PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES.	1.4	\$525.00

November 14, 2025
Client: 001561
Matter: 000001
Invoice #: 27446

Page: 3

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	15.9	\$4,729.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/7/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$151.25
10/28/2025	Peer Title, Inc.- Title Search / Fees- Ownership & Encumbrance Search (O&E) (C04) TRN Matter #1561-01	\$300.00
10/28/2025	Postage	\$0.74
	Total Disbursements	\$451.99

Total Services	\$4,729.50
Total Disbursements	\$451.99
Total Current Charges	\$5,181.49
Previous Balance	\$10,164.01
Less Payments	(\$2,896.50)
PAY THIS AMOUNT	\$12,449.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27270	October 07, 2025	\$7,243.50	\$24.01	\$0.00	\$0.00	\$12,449.00
Total Remaining Balance Due						\$12,449.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,181.49	\$7,267.51	\$0.00	\$0.00

November 7, 2025

Invoice Number: 1669019110725

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 11/07/25 through 12/06/25
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 11/24/25	
Total Due by Auto Pay	\$99.99

NEWS AND INFORMATION

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call 1-877-871-0875 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-866-439-5143 today.



Thank you for choosing Spectrum Business.

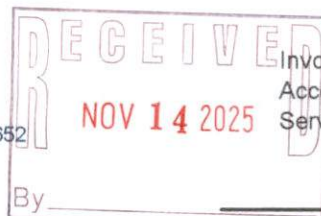
We appreciate your prompt payment and value you as a customer.

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 07 11082025 NNNNNNNN 01 000805 0003

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



November 7, 2025

TWO RIVERS NORTH A2

Invoice Number: 1669019110725

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: 1669019110725
 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 11082025 NNNNNNNN 01 000805 0003

Charge Details

Previous Balance		99.99
EFT Payment	10/24	-99.99
Remaining Balance		\$0.00

Payments received after 11/07/25 will appear on your next bill.

Service from 11/07/25 through 12/06/25

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.

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

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

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

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

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

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

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

Continued on the next page...

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



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 \$9.35
(If paid by due date)

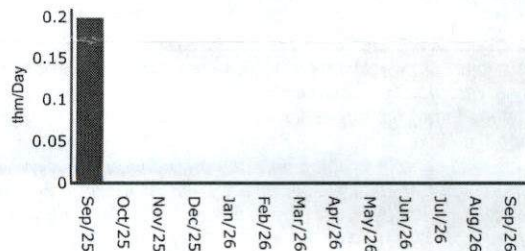
Due Date 11/18/2025

Account summary (see second page for details)

Invoice date: Oct 28 2025, Invoice No: 32203682

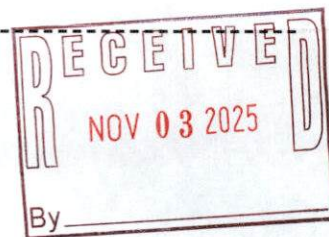
Opening Balance	\$7.68
Payment Received Oct 22, 2025	\$-2.68
Balance Forward - see previous invoice for due date	\$5.00
Gas charges (please see over for details)	\$4.35
Total Current Charges	\$4.35
Total Amount Due	\$9.35

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

32203682

\$9.35

11/18/2025

\$

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

0364613333

4

00000935


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	09/19/2025 - 10/15/2025	Actual	0	0	1	0
Total Usage						0

Gas Charges and Taxes	Billing Period: 09/19/2025 - 10/15/2025	Units	Rate \$	Total \$
	Customer Service Fee			\$4.35
	Monthly Variable Rate	0	0.760000	\$0.00
	Total Gas Charges and Taxes			\$4.35

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.

**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 **11/11/2025**
Amount Due **45.45**
Current Charges Due **12/04/2025**

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
10/07	1059	11/05	1109				50

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	29	2
Oct 2025	29	2
Nov 2024	30	1

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 47.91
Payment 47.91CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 50 KWH @ 0.06090 3.05
Fuel Adjustment 50 KWH @ 0.04200 2.10
FL Gross Receipts Tax 1.14

Total Current Charges 45.45
Total Due E.F.T. 45.45

DO NOT PAY

Total amount will be electronically transferred on or after 11/28/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

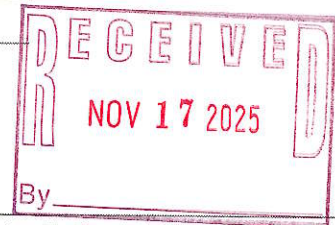
Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 11/11/2025

District: OP07

Use above space for address change ONLY.



Electronic Funds Transfer on or after 11/28/2025
TOTAL CHARGES DUE 45.45
DO NOT PAY

2277327 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

**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 **11/11/2025**
Amount Due **50.61**
Current Charges Due **12/04/2025**

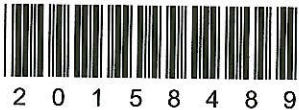
District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Nov 2025	29	3
Oct 2025	29	3
Nov 2024	30	3

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.

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand
10/07	1229	11/05	1328			
						kWh Used
						99

Previous Balance **50.06**
Payment **50.06CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 99 KWH @ 0.06090 **6.03**
Fuel Adjustment 99 KWH @ 0.04200 **4.16**
FL Gross Receipts Tax **1.26**

Total Current Charges **50.61**
Total Due **E.F.T. 50.61**

DO NOT PAY
Total amount will be electronically transferred on or after 11/28/2025.

**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: 11/11/2025

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after 11/28/2025	
TOTAL CHARGES DUE	50.61
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 **11/11/2025**
Amount Due **40.58**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
10/07	96	11/05	100			4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	0
Oct 2025	29	0
Nov 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

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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 **40.70**
Payment **40.70CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4 KWH @ 0.06090 **0.24**
Fuel Adjustment 4 KWH @ 0.04200 **0.17**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.58**
Total Due **E.F.T. 40.58**

DO NOT PAY

Total amount will be electronically transferred on or after 11/28/2025.

**WITHLACOOCHEE RIVER ELECTRIC
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Bill Date: **11/11/2025**

District: OP07

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2277333 **OP07**
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **11/28/2025**
TOTAL CHARGES DUE 40.58
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 **11/11/2025**
Amount Due **40.69**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	kWh Used
10/07	133	11/05	138			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 @ 0.04200 0.21
FL Gross Receipts Tax 1.02

Total Current Charges 40.69
Total Due E.F.T. 40.69

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	29	0
Oct 2025	29	0
Nov 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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DO NOT PAY

Total amount will be electronically transferred on or after 11/28/2025.

**WITHLACOOCHEE RIVER ELECTRIC
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See Reverse Side For Mailing Instructions

Bill Date: 11/11/2025

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after 11/28/2025	
TOTAL CHARGES DUE	40.69
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 **11/11/2025**
Amount Due **496.29**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/07	73670	11/05	77992				4322

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	29	149
Oct 2025	29	169
Nov 2024	30	145

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 **568.42**
Payment **568.42CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4,322 KWH @ 0.06090 **263.21**
Fuel Adjustment 4,322 KWH @ 0.04200 **181.52**
FL Gross Receipts Tax **12.40**

Total Current Charges **496.29**
Total Due **E.F.T. 496.29**

DO NOT PAY

Total amount will be electronically transferred on or after 11/28/2025.

**WITHLACOOCHEE RIVER ELECTRIC
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See Reverse Side For Mailing Instructions

Bill Date: 11/11/2025

District: OP07

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

Electronic Funds Transfer on or after	11/28/2025
TOTAL CHARGES DUE	496.29
DO NOT PAY	

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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 **11/11/2025**
Amount Due **40.48**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

Service Address 35370 SUNFLOWER HILL DR
Service Description IRRIGATION CONTROL
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE					
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading
10/07	40	11/05	43		
					kWh Used 3

Previous Balance 40.48
Payment 40.48CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 3 KWH @ 0.06090 0.18
Fuel Adjustment 3 KWH @ 0.04200 0.13
FL Gross Receipts Tax 1.01

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

Comparative Usage Information

Period	Days	Per Day
Nov 2025	29	0
Oct 2025	29	0
Dec 2024	0	0

BILLS ARE DUE
WHEN RENDERED
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less than \$5, late charge
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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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855-938-3431. This number is WREC's
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DO NOT PAY

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**WITHLACOOCHEE RIVER ELECTRIC
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See Reverse Side For Mailing Instructions

Bill Date: 11/11/2025

District: OP07

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

OP07

Electronic Funds Transfer on or after 11/28/2025
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 **11/11/2025**
Amount Due **40.90**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

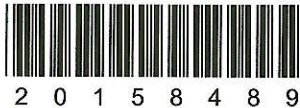
Service Address **35570 LOCKMAN WAY**
Service Description **IRRIGATION CONTROL**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/07	29267	11/05	29274				7

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	29	0
Oct 2025	29	0
Dec 2024	0	0

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



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Previous Balance **40.81**
Payment **40.81CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 7 KWH @ 0.06090 **0.43**
Fuel Adjustment 7 KWH @ 0.04200 **0.29**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.90**
Total Due **E.F.T. 40.90**

DO NOT PAY
Total amount will be electronically transferred on or after 11/28/2025.

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Bill Date: 11/11/2025

District: OP07

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2332690 **OP07**
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **11/28/2025**
TOTAL CHARGES DUE 40.90
DO NOT PAY

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Bill Date **11/11/2025**
Amount Due **539.03**
Current Charges Due **12/04/2025**

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**

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/07	74256	11/05	78983				4727

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2025	29	163
Oct 2025	29	180
Dec 2024	0	0

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



2 0 1 5 8 4 8 9

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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **603.17**
Payment **603.17CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4,727 KWH @ 0.06090 **287.87**
Fuel Adjustment 4,727 KWH @ 0.04200 **198.53**
FL Gross Receipts Tax **13.47**

Total Current Charges **539.03**
Total Due **E.F.T. 539.03**

DO NOT PAY

Total amount will be electronically transferred on or after 11/28/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
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See Reverse Side For Mailing Instructions

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

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 **11/28/2025**
TOTAL CHARGES DUE 539.03
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 **11/11/2025**
Amount Due **40.58**
Current Charges Due **12/04/2025**

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
10/07	29	11/05	33			
						kWh Used
						4

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	29	0
Oct 2025	29	0
Mar 2025	22	0

**BILLS ARE DUE
WHEN RENDERED**
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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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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**
Energy Charge 4 KWH @ 0.06090 **0.24**
Fuel Adjustment 4 KWH @ 0.04200 **0.17**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.58**
Total Due **E.F.T. 40.58**

DO NOT PAY

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**WITHLACOOCHEE RIVER ELECTRIC
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Bill Date: 11/11/2025

District: OP07

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2338828 **OP07**
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after **11/28/2025**
TOTAL CHARGES DUE 40.58
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 **11/11/2025**
Amount Due **40.69**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

Service Address 35251 GRAVELLY DR
Service Description IRRIGATION 1
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
10/07	48	11/05	53				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Nov 2025	29	0
Oct 2025	29	0
Feb 2025	0	0

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



2 0 1 5 8 4 8 9

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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

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 @ 0.04200 0.21
FL Gross Receipts Tax 1.02

Total Current Charges 40.69
Total Due E.F.T. 40.69

DO NOT PAY

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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See Reverse Side For Mailing Instructions

Bill Date: 11/11/2025

District: OP07

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2338832 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after 11/28/2025
TOTAL CHARGES DUE 40.69
DO NOT PAY

**WITHLACOOCHIE 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 **11/11/2025**
Amount Due **4,444.12**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
From	To								
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used		

Comparative Usage Information
Average kWh
Period Days Per Day

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



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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 @ 0.04200 134.40
Poles (QTY 128) 1,536.00
FL Gross Receipts Tax 6.36

Total Current Charges 4,444.12
Total Due E.F.T. 4,444.12

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

DO NOT PAY

Total amount will be electronically transferred on or after 11/28/2025.

**WITHLACOOCHIE 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: 11/11/2025

District: OP07

Use above space for address change ONLY.

2288834 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after 11/28/2025
TOTAL CHARGES DUE 4,444.12
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 **11/11/2025**
Amount Due **4,038.21**
Current Charges Due **12/04/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information

Average kWh
Period Days Per Day

BILLS ARE DUE
WHEN RENDERED
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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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ELECTRIC SERVICE									
From	To								
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used		

Previous Balance 4,044.21
Payment
Balance Forward 4,044.21CR 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 @ 0.04200 122.85
Poles (QTY 115) 1,380.00
FL Gross Receipts Tax 5.82

Total Current Charges 4,038.21
Total Due E.F.T. 4,038.21

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

DO NOT PAY

Total amount will be electronically transferred on or after 11/28/2025.

**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: 11/11/2025

District: OP07

Use above space for address change ONLY.

2288838 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after 11/28/2025
TOTAL CHARGES DUE 4,038.21
DO NOT PAY

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
Two Rivers North Community Development District

INVOICE 1643
DATE 10/31/2025

BOND SERIES ...
SPECIAL ASSESSMENT BONDS 2022

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	1,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$1,500.00**

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
29-26-21-0010-0P200-0000		UF

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

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 Pay your current taxes online at www.pascotaxes.com



2689 WIDEWATER WAY
 TWO RIVERS PARCEL A2 PHASE A PB
 91 PG 072 TRACT P2
 See Additional Legal on Tax Roll



Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0.00
Total Millage		16.8169	Total Ad Valorem Taxes		\$0.00	

Non-Ad Valorem Taxes		
Levying Authority	Telephone	Amount
TWO RIVERS NORTH	954-603-0034	0.00
COUNTY STORMWATER	727-834-3611	456.00
Total Non-Ad Valorem Taxes		\$456.00
Total Combined Taxes & Assessments		\$456.00
If Paid By Please Pay	Nov 30, 2025 \$437.76	Dec 31, 2025 \$442.32
	Jan 31, 2026 \$446.88	Feb 28, 2026 \$451.44
	Mar 31, 2026 \$456.00	

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT◆

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
29-26-21-0010-0P200-0000		UF

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 Pay your current taxes online at www.pascotaxes.com

If Paid By Please Pay	Nov 30, 2025 \$437.76	Dec 31, 2025 \$442.32	Jan 31, 2026 \$446.88	Feb 28, 2026 \$451.44	Mar 31, 2026 \$456.00
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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
 Alt Key: 41868929

RE2/354 3-4 *****ALL FOR AADC 335

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

2689 WIDEWATER WAY
 TWO RIVERS PARCEL A2 PHASE A PB
 91 PG 072 TRACT P2
 See Additional Legal on Tax Roll

1 41868929 2025 5



Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
29-26-21-0070-0P100-0000		UF

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

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com



1990 LANIER ROAD
TWO RIVERS PARCEL A1 PHASE A PB
91 PG 037 TRACT P1
See Additional Legal on Tax Roll



Ad Valorem Taxes							
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied	
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	0	0	0	0	0.00
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	0	0	0	0	0.00
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	0	0	0	0	0.00
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	0	0	0	0	0.00
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	0	0	0	0	0.00
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	0	0	0	0	0.00
COUNTY PARKS MSTU	727-847-8980	0.0000	0	0	0	0	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	0	0	0	0	0.00
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	0	0	0	0	0.00
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	0	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	0	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	0	0	0	0	0.00
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	0	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	0	0	0	0	0.00
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	0	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	0	0	0	0	0.00
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	0	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	0	0	0	0	0.00
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	0	0	0	0	0.00
Total Millage		16.8169	Total Ad Valorem Taxes		\$0.00		

Non-Ad Valorem Taxes	
Levying Authority	Amount
TWO RIVERS NORTH	0.00
COUNTY STORMWATER	446.50

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT◆

1413

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

Parcel / Account Number	Escrow	Tax District
29-26-21-0070-0P100-0000		UF

2025 Real Estate Tax Notice

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
Pay your current taxes online at www.pascotaxes.com

If Paid By Please Pay	Nov 30, 2025 \$428.64	Dec 31, 2025 \$433.10	Jan 31, 2026 \$437.57	Feb 28, 2026 \$442.03	Mar 31, 2026 \$446.50
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276
Alt Key: 41869189

RE2/354 1-4 *****ALL FOR AADC 335

2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

1990 LANIER ROAD
TWO RIVERS PARCEL A1 PHASE A PB
91 PG 037 TRACT P1
See Additional Legal on Tax Roll

1 41869189 2025 8



Pasco County, Florida

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

PARCEL ADDRESS:
1990 LANIER ROAD
ZEPHYRHILLS, FL 33541

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/5/2025

Parcel ID : 29-26-21-0070-0P100-0000

"H" Indicates Hauler Record.

Card	Use Code	Assessment
001	77	\$377.56

Total Assessment Levied all Cards: \$377.56

**** IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment

2025 Solid Waste Assessment

509 / 128

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31	APR 30 *	MAY 31 *
\$362.46	\$366.23	\$370.01	\$373.78	\$377.56	\$383.22	\$388.89

Assessment Levied
\$377.56

Parcel Number
29-26-21-0070-0P100-0000
Invoice# 25256439

* Delinquent April 1

SW SW /0 1-4 1-4

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector
PO Box 276
Dade City, FL 33526-0276

Pasco County, Florida

Solid Waste & Resource Recovery Department
P.O. Box 210
New Port Richey FL 34656-0210
Ph: 727-847-8123



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

PARCEL ADDRESS:
2689 WIDEWATER WAY
ZEPHYRHILLS, FL 33541

Use code: 77
Description: CLUBS, LODGES, HALLS

Date : 11/5/2025

Parcel ID : 29-26-21-0010-0P200-0000

"H" Indicates Hauler Record.

Card	Use Code	Assessment
001	77	\$372.32

Total Assessment Levied all Cards: \$372.32

**** IMPORTANT - PLEASE READ : The final date for filing the 2025 appeal is January 31, 2026 ****

To complete an appeal form please go to the website address below:

<https://bit.ly/PascoSWAppeal>

To make an online payment please go to:

<https://secure.pascocountyfl.net/solidwastecustomerportal/#/>

For instructions please go to:

<https://bit.ly/PascoSWInstructions>

Please detach here and return bottom part with payment



2025 Solid Waste Assessment

511 / 128

Total Fee Due If Paid By:

NOV 30	DEC 31	JAN 31	FEB 28	MAR 31	APR 30 *	MAY 31 *
\$357.43	\$361.15	\$364.87	\$368.60	\$372.32	\$377.90	\$383.49

Assessment Levied
\$372.32

Parcel Number
29-26-21-0010-0P200-0000
Invoice# 25256438

* Delinquent April 1

SW SW /0 3-4 3-4

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Payable To:

Mike Fasano, Pasco County Tax Collector

Mail To:

Pasco County Tax Collector

PO Box 276

Dade City, FL 33526-0276

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

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/9/25-7/30/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
7/30/2025	Jean Mitotes	TB320365
Total Amount Due	Invoice Number	
\$780.00	43932-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et 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
7/30/25	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

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
7/9/25-7/30/25	TWO RIVERS NORTH CDD	
Billing Date	Sales Rep	Customer Account
7/30/2025	Jean Mitotes	TB320365
Total Amount Due	Invoice Number	
\$780.00	43932-070925	

DO OT SE D CASH BY M IL

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

RE: TWO RIVERS NORTH CDD TB320365

From Nancy J. Krainz <nkrainz@tampabay.com>

Date Wed 11/19/2025 8:24 AM

To Teresa Farlow <Teresa.Farlow@Inframark.com>; Jean Mitotes <jmitotes@tampabay.com>

Correct, thank you.

From: Teresa Farlow <Teresa.Farlow@Inframark.com>

Sent: Wednesday, November 19, 2025 8:22 AM

To: Nancy J. Krainz <nkrainz@tampabay.com>; Jean Mitotes <jmitotes@tampabay.com>

Subject: Re: TWO RIVERS NORTH CDD TB320365

CAUTION: External Sender

So I will only pay the amount due of \$644.40 on this final ad 43932

Teresa Farlow |Development Services Coordinator



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 813.873.7300 ext. 340

www.inframarkims.com

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From: Nancy J. Krainz <nkrainz@tampabay.com>

Sent: Wednesday, November 19, 2025 8:19 AM

To: Teresa Farlow <Teresa.Farlow@Inframark.com>; Jean Mitotes <jmitotes@tampabay.com>

Subject: RE: TWO RIVERS NORTH CDD TB320365

Hi Teresa,

There was a credit on your account that was applied to this ad . The ad amount is \$780.00, 43932.

From: Teresa Farlow <Teresa.Farlow@Inframark.com>
Sent: Wednesday, November 19, 2025 8:15 AM
To: Jean Mitotes <jmitotes@tampabay.com>; Nancy J. Krainz <nkrainz@tampabay.com>
Subject: Re: TWO RIVERS NORTH CDD TB320365

CAUTION: External Sender

None of those are for the amount of \$644.40.

Invoice 43932-070925 (07.09 ad) in the amount of \$782 was paid with check 1458 dated 07.30.2025

Invoice 43932-070925 (07.16 ad) in the amount of \$780.00 was paid with check 1458 dated 07.30.2025

Check #1458 cleared the bank on 08.04.2025 in the amount of \$1562.00 (for both the above invoices)

Invoice 43932-070925 (07.09 ad) in the amount of \$782.00 was paid with check 1466 dated 08.06.2025 (in error, it should have been for \$780.00 and for ad on 07.23 or 07.30)

Invoice 47216-07235 (07.23 ad) in the amount of \$227.60 was paid with check 1466 dated 08.06.2025

Check #1466 cleared the bank on 08.12.2025 in the amount of \$1,009.60

So to me it appears we owe for one more \$780.00 43932-070925 ad.
Which is still more than the amount you say is due.

I'm not sure where the mix up is.

Can you see it on your end or send me something to show where payments were applied so I can research?

Thanks,
Teresa Farlow | Development Services Coordinator



2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 340
www.inframarkims.com

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From: Jean Mitotes <jmitotes@tampabay.com>
Sent: Tuesday, November 18, 2025 4:06 PM
To: Teresa Farlow <Teresa.Farlow@Inframark.com>; Nancy J. Krainz <nkrainz@tampabay.com>
Subject: RE: TWO RIVERS NORTH CDD TB320365

You don't often get email from jmitotes@tampabay.com. [Learn why this is important](#)

Hello Here are the 4 invoices for ad 43932, this was a 4 time display publication if any questions please call our credit department at 727-893-8282.

Have a good day!

LEGAL ADVERTISING DEADLINES

Publication Day	AD Type	Space & Copy Deadline
Wednesday 11/26	Any DISPLAY	Thursday 11/20 10 A.M.
Wednesday 11/26	Classified Liner	Friday 11/21 2 P.M.
Sunday 11/30	Any DISPLAY	Tuesday 11/25 10 A.M.
Sunday 11/30	Classified Liner	Wednesday 11/26 2 P.M.
Wednesday 12/03	Any DISPLAY	Wednesday 11/26 10 A.M.
Wednesday 12/03	Classified Liner	Wednesday 11/26 2 P.M.

Jean Mitotes

Legal Advertising Representative

Direct **727-869-6223**

Email: jmitotes@tampabay.com

Tampa Bay Times
tampabay.com



From: Teresa Farlow <Teresa.Farlow@Inframark.com>

Sent: Tuesday, November 18, 2025 3:49 PM

To: Nancy J. Krainz <nkrainz@tampabay.com>

Cc: Legals North <LegalsNorth@tampabay.com>

Subject: Re: TWO RIVERS NORTH CDD TB320365

CAUTION: External Sender

Can you send me those invoices please? I don't see anything in the system for August.
Thanks

Teresa Farlow | Development Services Coordinator



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 813.873.7300 ext. 340

www.inframarkims.com

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From: Nancy J. Krainz <nkrainz@tampabay.com>
Sent: Tuesday, November 18, 2025 3:44 PM
To: Teresa Farlow <teresa.farlow@inframark.com>
Cc: Legals North <LegalsNorth@tampabay.com>
Subject: TWO RIVERS NORTH CDD TB320365

This Message Is From an External Sender

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

Good Afternoon,

This is another courtesy reminder about your Advertising account with the Tampa Bay Times. The amount due for August is **\$644.40**. If there is anything you need or if you have any questions, I will be happy to assist you. Please remit payment toward your account in order to avoid collections.

If you have already mailed a payment recently, please disregard this message.

Thank you,

Nancy Jo Krainz
Tampa Bay Times
Credit and Collections
Coordinator
nkrainz@tampabay.com
Ph: (727) 893-8043; Fax: (727) 893-8673
490 First Avenue South St. Petersburg, Florida 33701
www.tampabay.com

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



A-TECH Consulting, Inc.
3901 W. Osborne Avenue
Tampa, Florida 33614

*** Invoice ***

DATE	INVOICE #
11/13/2025	28371
TERMS	DUE DATE
Net 30	12/13/2025

BILL TO

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

P.O. NUMBER

N/A

Invoice Questions Please Call

813-887-1178

QTY	DESCRIPTION	AMOUNT
2.5	ATECH PROJECT NUMBER: 15537 PROJECT NAME: Two Rivers North CDD Two Rivers North CDD Reconnected NVR LABOR: 2.5 hrs @ \$ 125.00/hr Sales Tax Exemption: 85--8018588464C-7	312.50

Contact: J.D. Wigginton
(P) 813-887-1178 ext 30
(Cell) 813-477-1688

State of Florida Alarm Contractors License # EG13000338

Subject to standard terms and conditions, available at www.atechtampa.com

Sales Tax (7.5%)

\$0.00

Total

\$312.50

Balance Due

\$312.50

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



Invoice: #156936

October 2025

Customer

Two Rivers North CDD A1
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

palm tree removal - Sept 2025
Estimate # 128862

Invoice Date

10/16/2025

Date Due

10/31/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#128862 - palm tree removal - Sept 2025				\$670.17
removal 5 dead palm trees pool area. Root balls removed and holes filled with soil				

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				\$670.17
Command Soil (Material)	Cubic Yard	.25	\$181.56	\$45.39
Site Prep, Removal, & Disposal (C) (Labor)				\$624.78

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

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	\$670.17
Sales Tax	\$0.00
Total	\$670.17
Credits/Payments	(\$0.00)
Balance Due	\$670.17

**Down to Earth Landscape & Irrigation**

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

Estimate: #128862**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

palm tree removal - Sept 2025

Estimated Job Start Date

October 6, 2025

Proposed By

Robert J Trip

Due Date

September 18, 2025

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (C)				\$624.78
Command Soil	Cubic Yard	0.25	\$181.56	\$45.39
Subtotal				\$670.17
Estimated Tax				\$0.00
Job Total				\$670.17

remove 5 dead palm trees pool area. Root balls removed and holes filled with soil

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:

Robert J Trip

Down to Earth

09/18/2025

Date

Agreed & Accepted By:

Signed by:

Wesley Elias

6808EDC0628348D...
Inframark

10/1/2025

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/>.



Gonzalez-Fuentes Services, LLC
2653 Bruce B. Downs Blvd. Ste #108-200
WESLEY CHAPEL, FL 33544-8792 United States
(813) 907-0116

Invoice #FF20251204A

Issue date
Nov 17, 2025

Fantabulous Fun

Event Date/Time:
Dec 4th, 5:00 PM - 7:30 PM

Event Address:
Two Rivers Clubhouse
2689 Widewater Way,
Zephyrhills, FL 33541

Upon receipt of payment, your event will be officially reserved.
For additional/detailed terms & conditions, please visit www.fantabulousfun.net/terms-and-conditions/
Thank you for your business!

Customer	Invoice Details	Payment
Jesenia Perez jesenia.perez@inframark.com (352) 467-8439	PDF created November 17, 2025 \$970.00 Service date December 4, 2025	Due November 17, 2025 \$970.00

Items	Quantity	Price	Amount
2.5HR Face Painting	2	\$337.50	\$675.00
Cotton Candy Machine Rental	1	\$85.00	\$85.00
Popcorn Machine Rental	1	\$85.00	\$85.00
2.5HR Concession Attendant	2	\$62.50	\$125.00
Subtotal			\$970.00

Total Due **\$970.00**



Pay online
To pay your invoice go to <https://squareup.com/u/J4gW4Di3>
Or open the camera on your mobile device and place the QR code in the camera's view.

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/11/2025</u>
Payable To	<u>Two Rivers North CDD</u>
Total Check Amount	<u>\$45,190.40</u>
Check Amount	<u>\$38,674.95</u>
Check Description	<u>Series 2022 -Prior FY DTDF</u>
Check Amount	<u>\$5,611.14</u>
Check Description	<u>Series 2022 - FY 25 DS Portion of Collection (Excess & Interest)</u>
Check Amount	<u>\$904.31</u>
Check Description	<u>Series 2022 - FY 26 DS Portion of Collection</u>
	<i>204-103200-1000</i>
Special Instructions	<u>Mail to U.S. Bank with Directional Letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS NORTH CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 1,410,044.18	53.65%	0.536500	
Net DS 2022	\$ 1,218,000.60	46.35%	0.463500	0.5%
Net Total	2,628,044.78	100.00%	100.00%	

Date Received	Amount Received	53.65%	46.35%	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue				
11/5/2025	121.98	121.98	-	-	11/11/2025		Interest
11/5/2025	1,951.21	1,046.90	904.31	-	11/11/2025		
11/6/2025	12,107.00	6,495.86	5,611.14	-	11/11/2025	Ck #21130 - 10/27/2025	Excess
11/7/2025	0.03	0.03	-	-	11/11/2025		Interest
		-	-	-			
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TOTAL	14,180.22	7,664.76	6,515.46	-			
Net Total on Roll	2,628,044.78						
Collection Surplus / (Deficit)	(2,626,093.57)						

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/17/2025</u>
Payable To	<u>Two Rivers North CDD</u>
Total Check Amount	<u>\$28,824.53</u>
Check Amount	<u>\$28,824.53</u>
Check Description	<u>Series 2022 - FY 26 DS Portion of Collection</u> <i>204-103200-1000</i>
Special Instructions	<u>Mail to U.S. Bank with Directional Letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS NORTH CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 1,410,044.18	53.65%	0.536500
Net DS 2022	\$ 1,218,000.60	46.35%	0.463500
Net Total	2,628,044.78	100.00%	100.00%

2.9%

Date Received	Amount Received	53.65%	46.35%	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue				
11/5/2025	121.98	121.98	-	-	11/11/2025		Interest
11/5/2025	1,951.21	1,046.90	904.31	-	11/11/2025		
11/6/2025	12,107.00	6,495.86	5,611.14	-	11/11/2025	Ck #21130 - 10/27/2025	Excess
11/7/2025	0.03	0.03	-	-	11/11/2025		Interest
11/13/2025	62,193.85	33,369.32	28,824.53	-	11/17/2025		
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TOTAL	76,374.07	41,034.09	35,339.98	-			
Net Total on Roll	2,628,044.78						
Collection Surplus / (Deficit)	(2,563,899.72)						

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date	<u>11/24/2025</u>
Payable To	<u>Two Rivers North CDD</u>
Total Check Amount	<u>\$20,417.37</u>
Check Amount	<u>\$20,417.37</u>
Check Description	<u>Series 2022 - FY 26 DS Portion of Collection</u> <i>204-103200-1000</i>
Special Instructions	<u>Mail to U.S. Bank with Directional Letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS NORTH CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 1,410,044.18	53.65%	0.536500
Net DS 2022	\$ 1,218,000.60	46.35%	0.463500
Net Total	2,628,044.78	100.00%	100.00%

4.6%

Date Received	Amount Received	53.65%	46.35%	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue				
11/5/2025	121.98	121.98	-	-	11/11/2025		Interest
11/5/2025	1,951.21	1,046.90	904.31	-	11/11/2025		
11/6/2025	12,107.00	6,495.86	5,611.14	-	11/11/2025	Ck #21130 - 10/27/2025	Excess
11/7/2025	0.03	0.03	-	-	11/11/2025		Interest
11/13/2025	62,193.85	33,369.32	28,824.53	-	11/17/2025		
11/15/2025	44,053.98	23,636.61	20,417.37	-	11/24/2025		
		-	-	-			
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TOTAL	120,428.05	64,670.69	55,757.36	-			
Net Total on Roll	2,628,044.78						
Collection Surplus / (Deficit)	(2,519,845.74)						

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1520	11/07/25	INFRAMARK LLC	154353	DISTRICT INVOICE	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$11.06
001	1521	11/07/25	SPEAREM ENTERPRISES, LLC	6232	Bathroom Door Repair	Amenity Center-Miscellaneous Facility	549133-57201	\$225.00
001	1522	11/11/25	ALCHEMY POOL SERVICE LLC	000784	10/26/25-11/29/25 POOL SERVICES	Pool - Contract	534149-57201	\$3,750.00
001	1523	11/11/25	Disclosure Technology Services, LLC	1643	1YR SUBSCRIPTION, YR26 CONTINUING DISCLOSURES	ProfServ - Dissemination Services	531012-51301	\$1,500.00
001	1524	11/11/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	155063	A2 CONTRACT	Contracts - Landscape	534171-53908	\$17,810.89
001	1524	11/11/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	155062	OCT 25-LANDSCAPE MAINTENANCE	Contracts - Landscape	534171-53908	\$6,212.69
001	1524	11/11/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	155047	OCT 25-LANDSCAPE MAINTENANCE	Contracts - Landscape	534171-53908	\$7,093.84
001	1524	11/11/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	156937	SEPT 25-SOD REPLACEMENT ENTRANCE	Plant Replacement Program	546468-53908	\$3,114.45
001	1524	11/11/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	156937	SEPT 25-SOD REPLACEMENT ENTRANCE	Irrigation Maintenance	546930-53908	\$170.00
001	1524	11/11/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	156936	LANDSCAPING - Palm Tree Removal	Tree Trimming	546717-53908	\$670.17
001	1525	11/11/25	JAYMAN ENTERPRISES	4291	NOV 25- JANITORIAL MAINTENANCE & DOG STATION MAINTENANCE	Contract - Facility Janitorial	534026-57201	\$1,825.00
001	1525	11/11/25	JAYMAN ENTERPRISES	4292	NOV 25-JANITORIAL MAINTENANCE & DOG STATION MAINTENANCE	Contract - Facility Janitorial	534026-57201	\$1,775.00
001	1526	11/11/25	SITEX AQUATICS	10315-B	AQUATIC MAINTENANCE OCTOBER 2025	Aquatic Maintenance - Contract	546995-53908	\$3,010.00
001	1526	11/11/25	SITEX AQUATICS	10429-B	NOV 25-AQUATIC MAINTENANCE	Aquatic Maintenance - Contract	546995-53908	\$3,010.00
001	1527	11/11/25	TRULY NOLEN BRANCH 059	590296741	10/30/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1528	11/18/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	157176	NOV 25-A1 CONTRACT	Contracts - Landscape	534171-53908	\$6,212.69
001	1529	11/18/25	MIKE FASANO TAX COLLECTOR	111225-0P200-0000	2025 TAX NOTICE	ProfServ-Tax Collector	531042-51301	\$437.76
001	1529	11/18/25	MIKE FASANO TAX COLLECTOR	111225-0P100-0000	2025 TAX NOTICE	ProfServ-Tax Collector	531042-51301	\$428.64
001	1530	11/18/25	NEXTERA ENERGY	32203682	GAS 09/19/25-10/15/25	Gas	543019-53100	\$4.35
001	1531	11/18/25	TRULY NOLEN BRANCH 059	59029886	11/10/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1533	11/25/25	FUENTES FABULOUS FUN	FF20251204A	12/04/25-SPECIAL EVENT	Special Events	549052-57201	\$970.00
001	1534	11/25/25	MIKE FASANO TAX COLLECTOR	25256439	2025 SOLID WASTE ASSESSMENT TAX	ProfServ-Tax Collector	531042-51301	\$366.23
001	1534	11/25/25	MIKE FASANO TAX COLLECTOR	25256438	2025 SOLID WASTE ASSESSMENT TAX	ProfServ-Tax Collector	531042-51301	\$361.15
001	1535	11/25/25	TIMES PUBLISHING COM	43932-070925 4	PETITION ORDINANCE AD 4OF 4	Legal Advertising	548002-51301	\$644.40
001	300202	11/07/25	CHARTER COMMUNICATIONS	1665027102425	10/24/25-11/23/25-INTERNET	Internet	541022-53100	\$99.99
001	300203	11/18/25	CHARTER COMMUNICATIONS	1669019110725	11/07/25-12/06/25 INTERNET	Internet	541022-53100	\$99.99
Fund Total								\$59,973.30

SERIES 2022 DEBT SERVICE FUND - 204

204	1532	11/18/25	TWO RIVERS NORTH CDD	11172025 - 01	SERIES 2022 FY26 DS	Cash in Transit	103200	\$28,824.53
Fund Total								\$28,824.53

Total Checks Paid	\$88,797.83
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Consideration; \$10.00
Documentary Stamp Tax: \$0.70

Prepared by and
when recorded return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the “**Agreement**”) is made as of the 12 day of November 2025, by TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District**” or “**Grantor**”), and EPG TWO RIVERS NORTH, LLC, a Florida limited liability company, whose address is 111 S. Armenia Avenue, Tampa, Florida 33609 (together with its successors and assigns, the “**Grantee**”).

A. Grantor 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**”).

B. Grantee is the owner of that certain real property situated in Pasco County, Florida, which is adjacent to the southern boundary of the CDD Property, and which is more particularly described on Exhibit “B” attached hereto (“**Grantee’s Property**”).

C. Grantee desires, and Grantor is willing to grant to Grantee, a perpetual, non-exclusive easement for surface water runoff, drainage detention and attenuation over, across, and through the Drainage Easement Area, for the benefit of Grantee’s Property, as more particularly set forth herein.

NOW, THEREFORE, for Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Recitals; Exhibits. The above recitals are true and correct and, together with all Exhibits attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Subject to the terms and conditions set forth in this Agreement, Grantor, on behalf of itself and its successors and assigns, hereby grants to Grantee, for the benefit of, and appurtenant to Grantee’s Property, a perpetual, non-exclusive easement (“**Easement**”) over, across, and through the Drainage Easement Area for the purposes of surface water runoff, drainage detention and attenuation from Grantee’s Property. Grantor

reserves and retains all rights to use the Drainage Easement Area for any purpose which does not unreasonably interfere with Grantee's use of the Easement.

3. Grantee's Responsibilities. Subject to the terms and conditions set forth in this Agreement, Grantee, at its sole cost and expense, shall be responsible for servicing, maintaining, repairing, and replacing all stormwater and drainage lines and facilities situated within Grantee's Property that are connected to Grantor's Drainage Facilities.

4. Compliance with Laws. Grantee shall observe and comply with all District rules and policies which may be adopted and amended from time to time, provided that Grantor shall provide prior written notice of all such District rules and policies (and any amendments thereto) to Grantee. Grantee shall observe and comply with all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. The Grantee will be responsible for any fines or penalties assessed against the District as a direct result of the Grantee's negligence, and which do not result in whole or in part from any negligent act or failure to act by Grantor.

5. Damage to the Drainage Easement Area. In the event that Grantee's action or failure to act directly causes damage to the Drainage Easement Area, Grantee shall promptly reimburse the District for the cost of restoration to, as nearly practical, the original condition of the Drainage Easement Area. To the extent that any such damage to the Drainage Easement Area is caused by Grantor or a third-party not associated with Grantee, then Grantee shall have no responsibility for any costs associated with such damage.

6. Indemnification.

- (a) Grantee shall indemnify, defend, and hold harmless Grantor, and Grantor's partners, affiliates, employees, contractors, agents, successors and assigns, from and against any and all claims, actions, suits, liability, damages, penalties, fines, costs and expenses, whether personal injury, property damage, liens arising directly in connection with the easement rights granted hereby and/or the negligent acts or omissions of Grantee.
- (b) Grantor shall indemnify, defend, and hold harmless Grantee, and Grantee's partners, affiliates, employees, contractors, agents, successors and assigns, from and against any and all claims, actions, suits, liability, damages, penalties, fines, costs and expenses, whether personal injury, property damage, liens arising directly in connection with the easement rights granted hereby and/or the negligent acts or omissions of Grantor.

7. Limitation 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.

8. “As Is” Grant. The Drainage Easement Area is delivered to and accepted by Grantee in its “AS IS” condition and without any warranty or representation, express or implied by Grantor, as to the title thereto or condition or suitability for Grantee’s purposes whatsoever, and subject to all pre-existing easements, covenants, restrictions and other matters of record.

9. Covenants Running With the Land; Binding Effect. The Easement and the other covenants of the parties set forth in this Agreement shall be deemed appurtenant and a benefit to the Grantee’s Property, and a burden against the Drainage Easement Area, and shall constitute covenants running with the land, binding upon, and inuring to the benefit of the respective successors and assigns of the parties. Prior to any conveyance of the Grantee’s Property, Grantee shall deliver a copy of this Agreement to any proposed successor in title. In addition, Grantee shall transmit the contact information of any successor in title to the Grantee’s Property to the District within thirty days of the conveyance.

10. No Third Party Beneficiaries; No Public Dedication. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.

11. No Waiver. No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.

12. Entire Agreement; Amendment. This Agreement sets forth the entire agreement of the parties with respect to the specific subject matter hereof, and supersedes all prior agreements as to the Easement, and may not be modified, except in writing, executed by both parties hereto, or their respective successors or assigns, and recorded in the Public Records of Pasco County, Florida.

13. Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

14. Attorneys’ Fees. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including without limitation reasonable attorneys’ and paralegals’ fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.

15. No Violation of Bond Covenants; No Impact on Public Facility. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "Bond Documents"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

16. Notices. All notices, requests, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery services, to the parties at the address listed above. Either party may notify the other party of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees listed above. If the Grantee has any concerns regarding the Drainage Easement Area, they shall notify the District. The District shall provide reasonable notice in the event that District maintenance or repairs in or near the Drainage Easement Area would prevent Grantee's use of the Drainage Easement Area.

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

18. Public Records. The Grantee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT PUBLCRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

19. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Pasco County, Florida.

20. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Grantor and the Grantee, both the Grantor and Grantee have complied with all requirements of law, and both the Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

21. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year set forth above.

Witnesses

Name: Nelle Jaracido
Address: 510 W. Cleveland St
Tampa, FL 33606

Name: Kathryn C. Hopkinson
Address: 1510 W. Cleveland St
Tampa, Florida 33606

**Two Rivers North Community
Development District**

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

STATE OF FLORIDA
COUNTY OF Hillborough

The foregoing instrument was acknowledged before me by means of physical presence on November 12, 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**EPG Two Rivers North, LLC** a Florida limited liability company

Anastasia Ciccotelli
 Name: Anastasia Ciccotelli By:
 Address: 111 S Armenia Ave
Tampa FL 33609

Eisenhower Management, Inc.
 a Florida corporation
 Its Manager

Angie Grunwald
 Name: Angie Grunwald
 Address: 111 S Armenia Ave
Tampa FL 33609

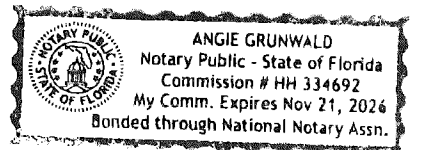
By: [Signature]
 Nicholas J. Dister
 Vice President

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on November 6th, 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.

[Signature]
 Notary Public Signature



Notary Stamp

Exhibit "A"

DRAINAGE EASEMENT AREA LEGAL DESCRIPTION

(Legal description and sketch on the following pages)

**TWO RIVERS PARCEL A1 PHASE A
TRACT "B-1" (DRAINAGE AREA)**

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 Section 29, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of LOT 1, BLOCK 6, according to said plat of TWO RIVERS PARCEL A1 PHASE A for a **POINT OF BEGINNING**, run thence S.67°16'03"E., 26.93 feet to a point on a curve on the Westerly boundary of TRACT "A-1" (Childers Way), according to said plat of TWO RIVERS PARCEL A1 PHASE A; thence along said Westerly boundary of said TRACT "A-1" (Childers Way), the following two (2) courses: 1) Southwesterly, 93.98 feet along the arc of a curve to the right having a radius of 982.00 feet and a central angle of 05°29'00" (chord bearing S.25°28'27"W., 93.95 feet) to a point of reverse curvature; 2) Southerly, 192.72 feet along the arc of a curve to the left having a radius of 918.00 feet and a central angle of 12°01'43" (chord bearing S.22°12'06"W., 192.37 feet) to a point on the Southerly boundary of the area designated as (CDD) Drainage Area, lying within the aforesaid TRACT "B-1"; thence along said Southerly boundary of (CDD) Drainage Area, lying within TRACT "B-1", N.73°48'46"W., 48.74 feet; thence along the Westerly boundary of said area designated as (CDD) Drainage Area, lying within TRACT "B-1", the following eight (8) courses: 1) N.22°31'19"W., 62.93 feet; 2) N.27°19'42"W., 105.85 feet; 3) N.44°55'24"E., 9.78 feet; 4) N.04°32'34"W., 58.49 feet; 5) S.86°43'09"W., 16.61 feet; 6) N.03°16'51"W., 15.00 feet; 7) N.86°43'09"E., 16.16 feet; 8) N.18°31'12"W., 67.74 feet to a point on the Southerly boundary of the aforesaid BLOCK 6; thence along said Southerly boundary of BLOCK 6, the following two (2) courses: 1) N.71°22'34"E., 36.15 feet; 2) S.76°00'00"E., 200.00 feet to the **POINT OF BEGINNING**.

Containing 1.064 acres, more or less.

BASIS OF BEARINGS

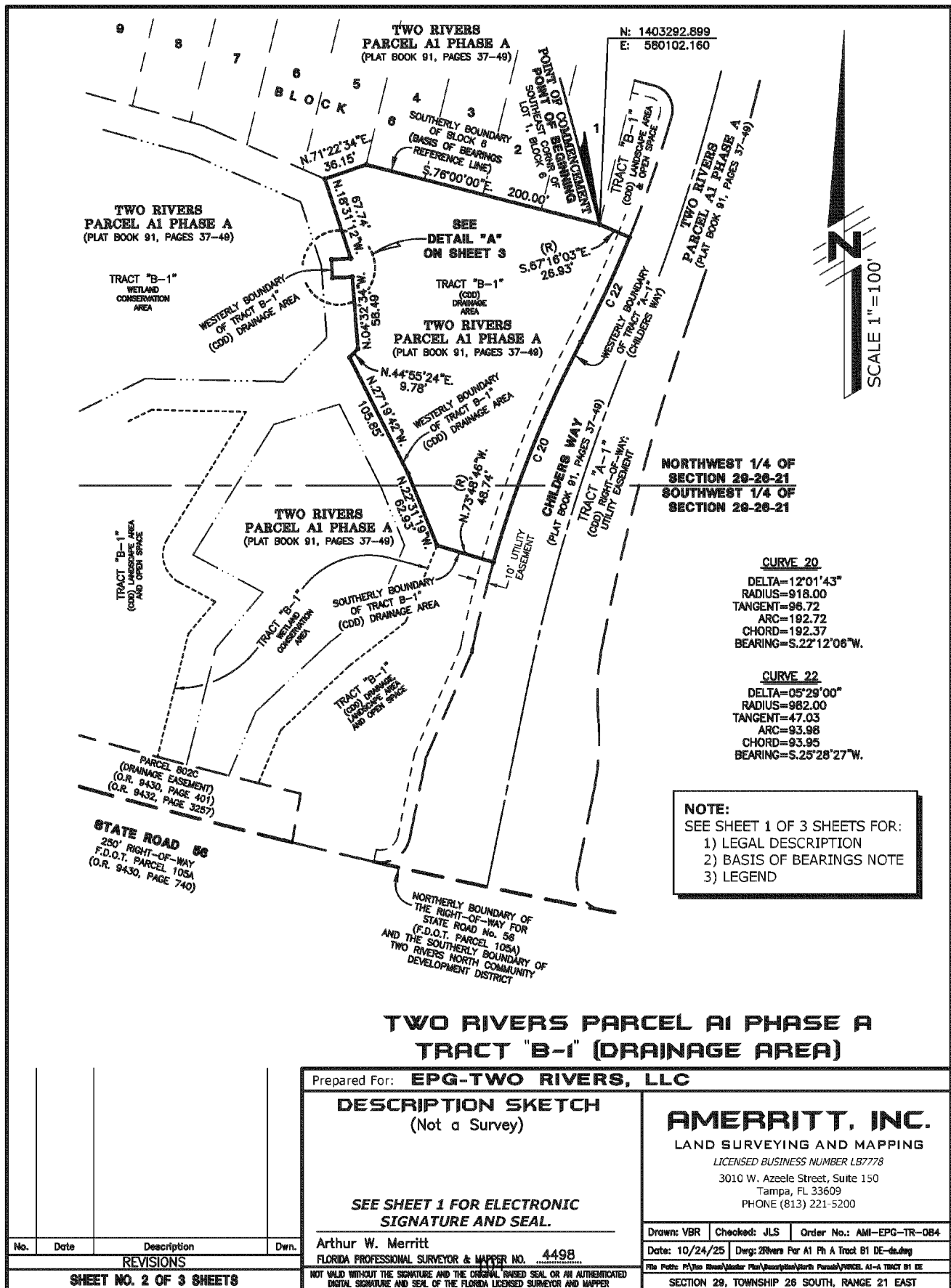
The Southerly boundary of BLOCK 6, according to the plat of TWO RIVERS PARCEL A1 PHASE A, as recorded in Plat Book 91, Pages 37 through 49 inclusive, of the Public Records of Pasco County, Florida (WHERE INDICATED), has a Grid bearing of S.76°00'00"E. The Grid Bearings as shown hereon refer to the State 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. O.R. - Official Records Book
3. F.D.O.T. - Florida Department of Transportation
4. S.W.F.W.M.D. - Southwest Florida Water Management District

**TWO RIVERS PARCEL A1 PHASE A
TRACT "B-1" (DRAINAGE AREA)**

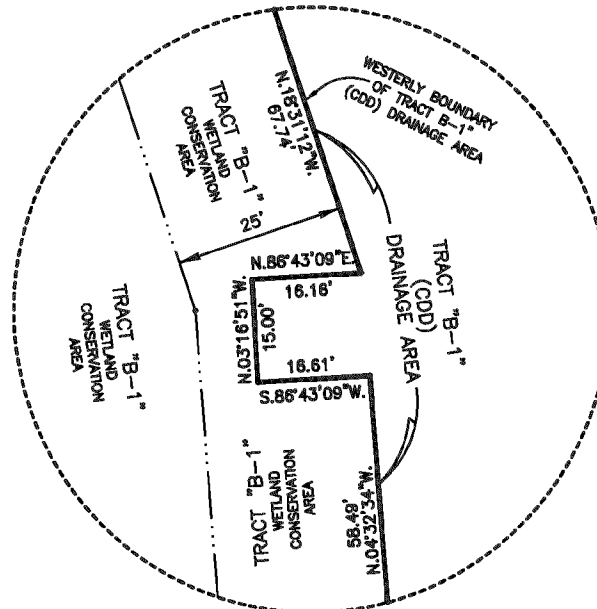
Prepared For: EPG-TWO RIVERS, LLC			
		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p align="center">DESCRIPTION SKETCH (Not a Survey)</p>  <p>Digitally signed by Arthur W Merritt Date: 2025.10.24 15:06:33 -04'00'</p> </div> <div style="width: 50%;"> <p align="center">AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200</p> </div> </div>	
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 1 OF 3 SHEETS			
		<p>Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498</p> <p><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></p>	
		<p>Drawn: VBR Checked: JLS Order No.: AMI-EPG-TR-084</p> <p>Date: 10/24/25 Dwg: 2Rivers Par A1 Ph A Tract B1 DE-ds.dwg</p> <p><small>File Path: P:\Two Rivers\Water Plan\Description\North Florida\PARCEL A1-A TRACT B1 DE</small></p> <p align="center">SECTION 29, TOWNSHIP 26 SOUTH, RANGE 21 EAST</p>	



NOTE:

SEE SHEET 1 OF 3 SHEETS FOR:

- 1) LEGAL DESCRIPTION
- 2) BASIS OF BEARINGS NOTE
- 3) LEGEND

**DETAIL "A"**NOT TO SCALE
(SEE SHEET 3)

TWO RIVERS PARCEL A1 PHASE A TRACT "B-1" (DRAINAGE AREA)

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: 10/24/25 | Dwg: 20 Rivers Par A1 Ph A Tract B1 DE-ds.dwg

File Path: P:\Two Rivers\Master Plan\Description\North Florida\WV\WGL A1-A TRACT B1 DE

SECTION 29, TOWNSHIP 28 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 3 OF 3 SHEETS			

Exhibit "B"

GRANTEE'S PROPERTY LEGAL DESCRIPTION

(Legal description and sketch 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**

		Prepared For: EPG-TWO RIVERS, LLC	
		DESCRIPTION SKETCH (Not a Survey) Digitally signed by Arthur W Merritt Date: 2025.10.21 17:18:16 -04'00'	
		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
3	10/21/25	Revised Bdry Bearings	VBR
2	09/15/25	Revised Bdry & Legal	VBR
1	08/04/25	Add Childers Way	VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 1 OF 5 SHEETS			
		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>	
		Drawn: VBR Checked: JLS Order No.: AMI-EPG-TR-084 Dates: 07/26/24 Dwg: 2Rivers-N CDD Cont. Part-05 (2025-10-21).dwg File Path: P:\Two Rivers\Master Plans\Description\North Parcel\NORTH CDD\Contraction 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

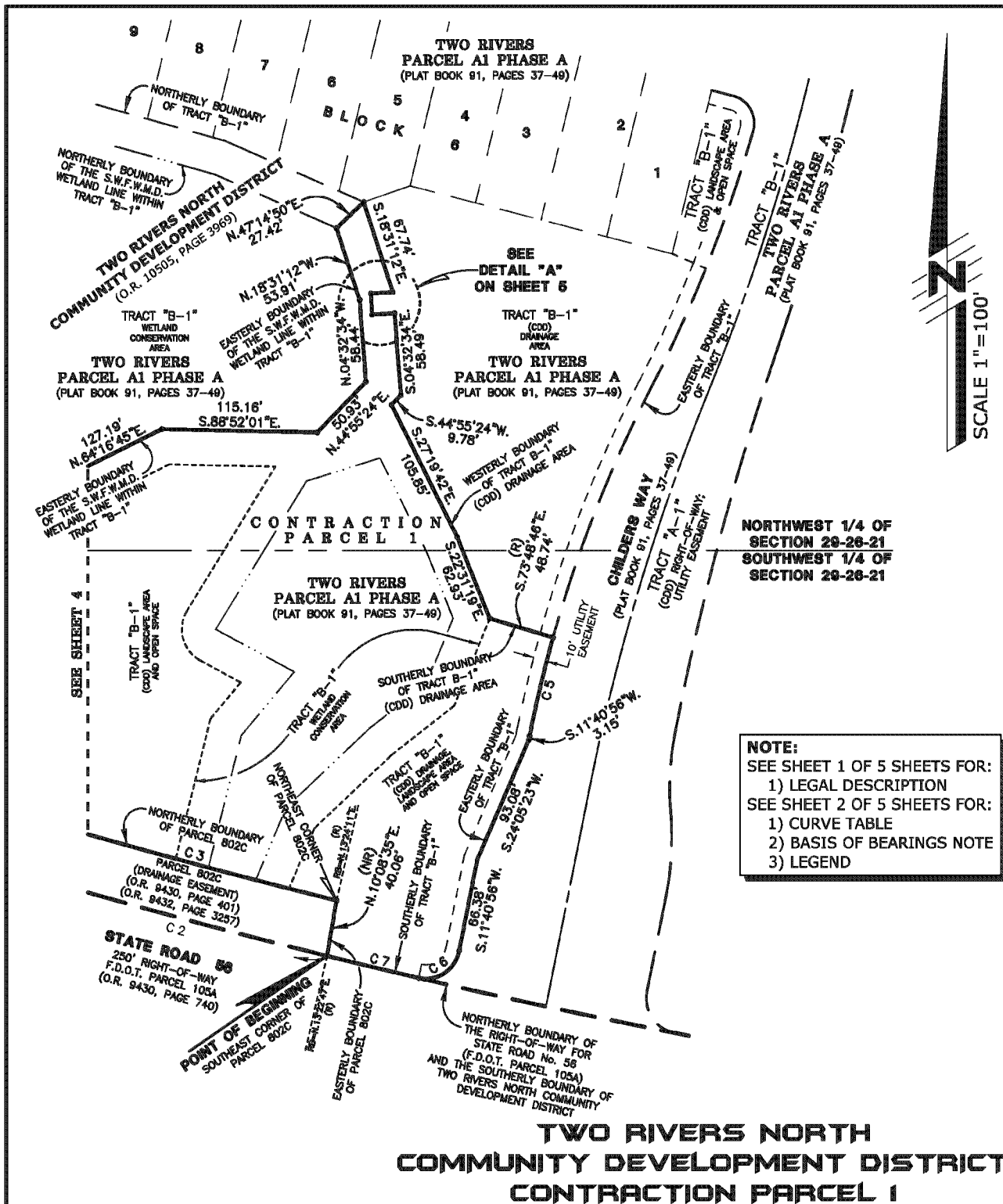
The Southerly boundary TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3969, of the Public Records of Pasco County, Florida (WHERE INDICATED), has a Grid bearing of S.61°13'11"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, 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 1

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
3	10/21/25	Revised Bdry Bearings	VBR
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			
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	
Drawn: VBR Checked: JLS Order No.: AMI-EPG-TR-084 Date: 07/26/24 Dwg: 2Rivers-N CDD Cont Part-DS (2025-10-21).dwg		File Path: P:\Two Rivers\Water Plan\Description\North Parcel\NORTH CDD\Contraction Parcel 1	
SECTIONS 29&30, TOWNSHIP 28 SOUTH, RANGE 21 EAST			

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

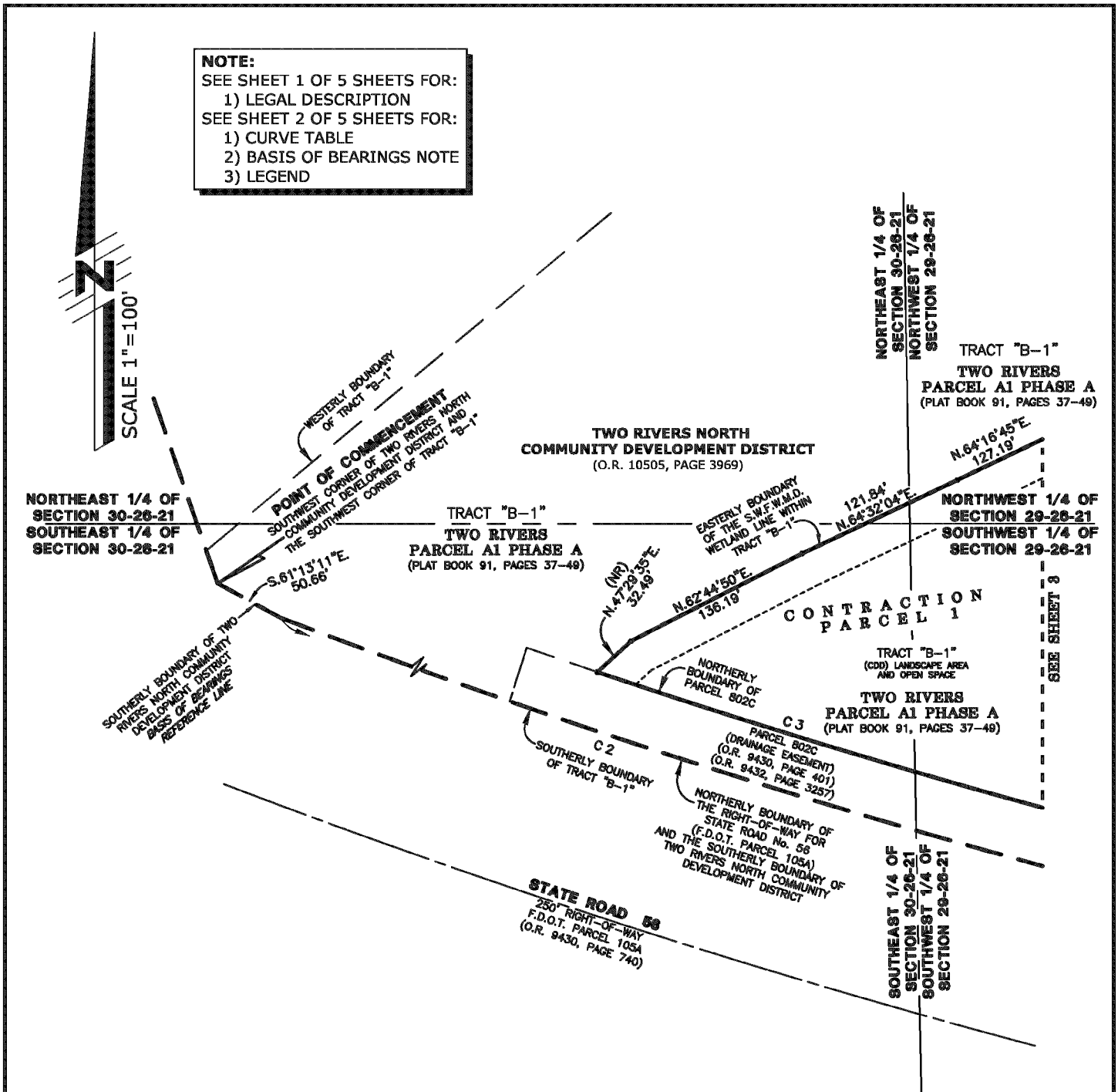
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File Path: P:\Two Rivers\Master Plan\Description\North Parcel\NORTH CDD\Contraction Parcel 1

SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
3	10/21/25	Revised Bdry Bearings	VBR
2	09/15/25	Revised Bdry & Legal	VBR
1	08/04/25	Add Childers Way	VBR

REVISIONS**SHEET NO. 3 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

Date: 07/26/24 Dwg: 2Rivers-N CDD Cont Part-05 (2025-10-21).dwg

File Path: P:\Two Rivers\Master Plan\Description\North Parcel\NORTH CDD\Contraction Parcel 1

SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

3	10/21/25	Revised Bdry Bearings	VBR
2	09/15/25	Revised Bdry & Legal	VBR
1	08/04/25	Add Childers Way	VBR
No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 4 OF 5 SHEETS

**NOTE:**

SEE SHEET 1 OF 5 SHEETS FOR:

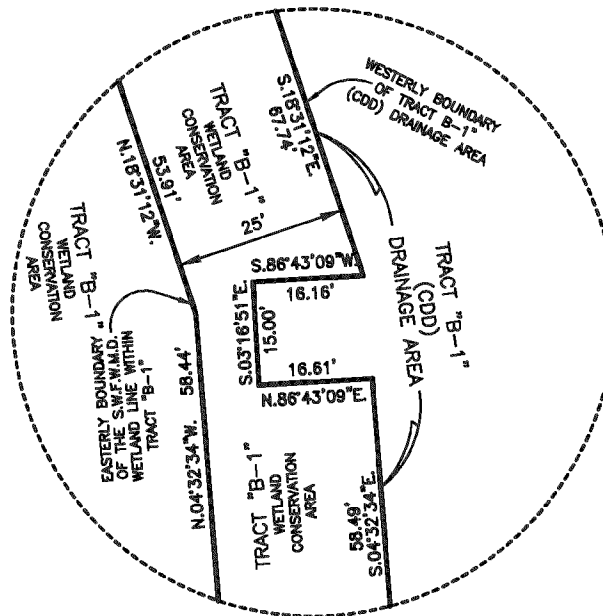
1) LEGAL DESCRIPTION

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: 07/28/24 Dwg: 2Rivers-N CDD Cont Parcel 1-DS (2025-10-21).dwg

File Path: P:\Two Rivers\Water Plan\Description\North Parcel\NORTH CDD\Contraction Parcel 1

SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

3	10/21/25	Revised Bdry Bearings	VBR
2	09/15/25	Revised Bdry & Legal	VBR
1	08/04/25	Add Childers Way	VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 5 OF 5 SHEETS			

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 12th day of November 2025 by **TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantor**"), whose address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, in favor of **EPG TWO RIVERS NORTH, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 111 S. Armenia Avenue, Tampa, Florida 33609.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("**Property**"):

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

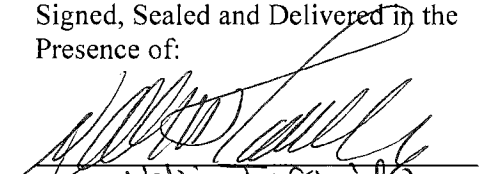
TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

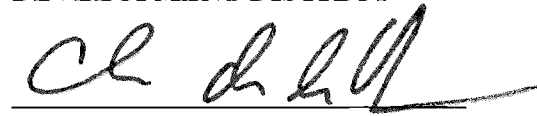
**NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER;
THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

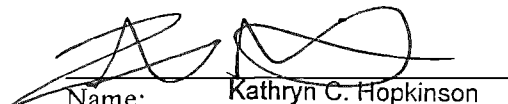
IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:


 Name: Nene Taracido
 Address: 1510 W. Cleveland St.
Tampa, FL 33606

**TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

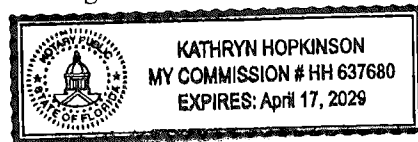

 Name: Carlos de la Ossa
 Chair of the Board of Supervisors


 Name: Kathryn C. Hopkinson
 Address: 1510 W. Cleveland St.
Tampa, Florida 33606

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on November 12, 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.


 Notary Public Signature



 Notary Stamp

Exhibit "A"

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

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey) Digitally signed by Arthur W Merritt Date: 2025.10.21 17:18:16 -04'00'		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
3	10/21/25	Revised Bdry Bearings	VBR
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			
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			
Drawn: VBR Date: 07/26/24		Checked: JLS Dwg: 2Rivers-N CDD Cont Parcel 1-DS (2025-10-21).dwg	
Order No.: AMI-EPG-TR-084		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

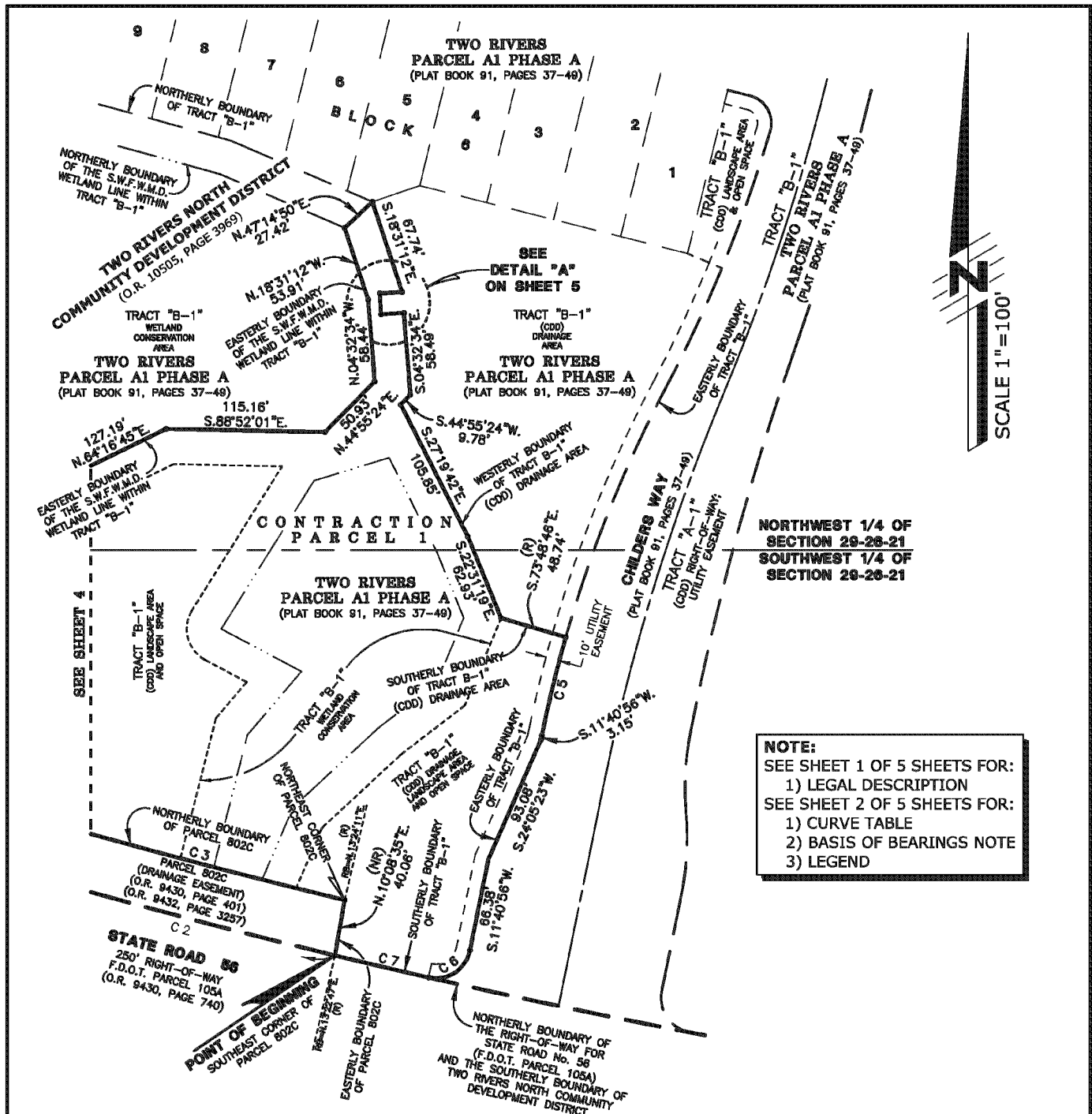
The Southerly boundary TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3969, of the Public Records of Pasco County, Florida (WHERE INDICATED), has a Grid bearing of S.61°13'11"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, 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 1

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.	
		Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: VBR Checked: JLS Order No.: AMI-EPG-TR-084 Date: 07/26/24 Dwg: 2Rivers-N CDD Cont Part-DS (2025-10-21).dwg <small>File Path: P:\Two Rivers\Water Plan\Description\North Parcel\NORTH CDD\Construction Parcel 1</small>
REVISIONS		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER	
No.	Date	Description	Dwn.
3	10/21/25	Revised Bdry Bearings	VBR
2	09/15/25	Revised Bdry & Legal	VBR
1	08/04/25	Add Childers Way	VBR
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

Date: 07/26/24 Dwg: 288vars-N CDD Cont Part-05 (2025-10-21).dwg

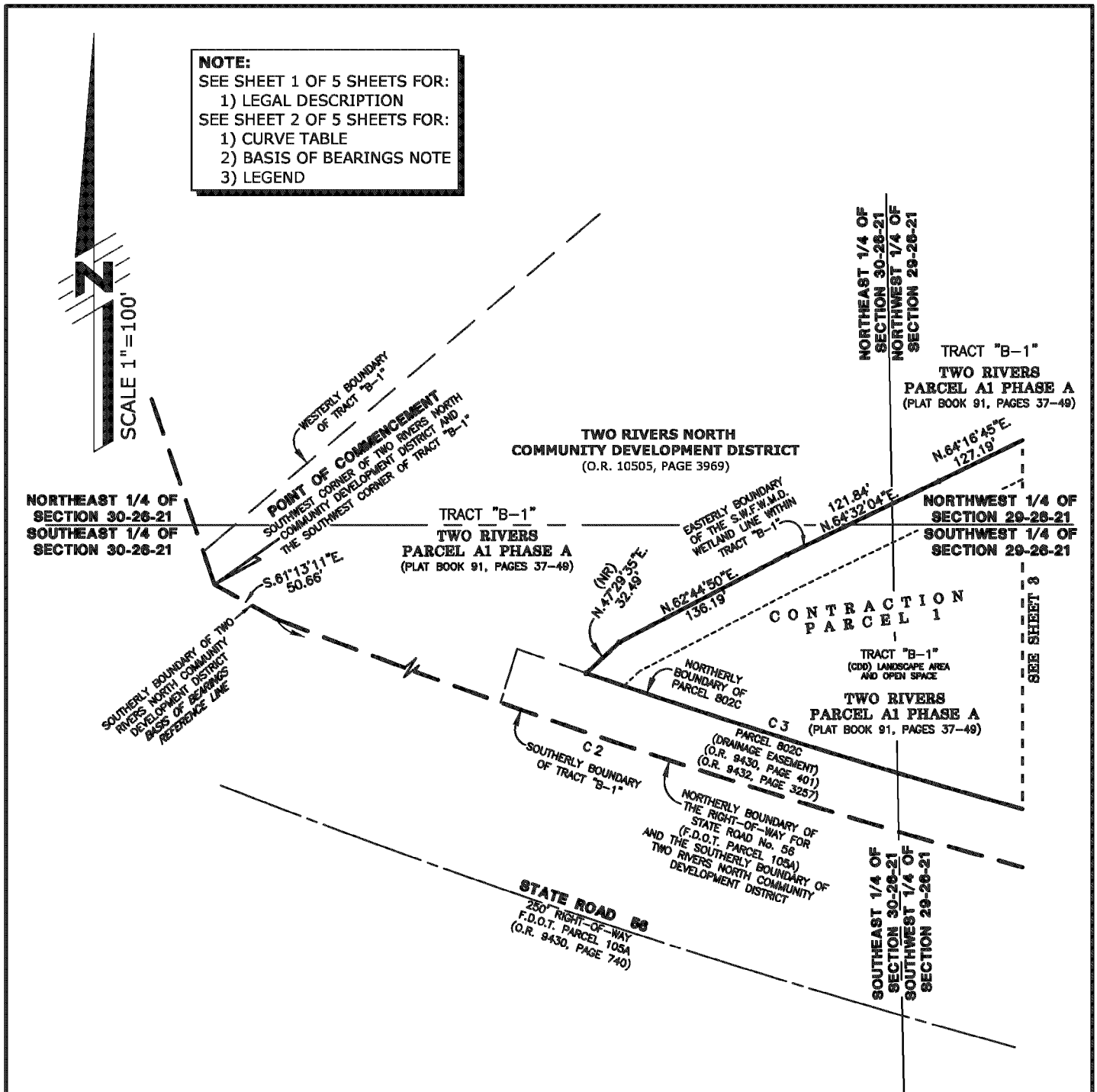
File Path: P:\Two Rivers\Master Plan\Description\North Parcel\288vars-N CDD\Contraction Parcel 1

SECTIONS 29&30, TOWNSHIP 28 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
3	10/21/25	Revised Bdry Bearings	VBR
2	09/15/25	Revised Bdry & Legal	VBR
1	08/04/25	Add Childers Way	VBR

REVISIONS

SHEET NO. 3 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

Date: 07/26/24 Dwg: 2Rivers-N CDD Cont Part-05 (2025-10-21).dwg

File Path: P:\Two Rivers\Under Plan\Description\North Parcel\NORTH CDD\Contraction Parcel 1

SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
3	10/21/25	Revised Bdry Bearings	VBR
2	09/15/25	Revised Bdry & Legal	VBR
1	06/04/25	Add Childers Way	VBR
REVISIONS			
SHEET NO. 4 OF 5 SHEETS			

**Down to Earth Landscape & Irrigation**

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

Estimate: #130361**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Clubhouse Shellpath

Estimated Job Start Date

October 22, 2025

Proposed By

Robert J Trip

Due Date

October 8, 2025

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Crushed Shell (Coquina rock) installed (E)	Cubic Yard	4	\$172.68	\$690.70
Enhancement Labor (Hide) (E)				\$260.00
Subtotal				\$950.70
Estimated Tax				\$0.00
Job Total				\$950.70

Add 4 cubic yards of fresh shell inside the pool area.

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:

Robert J Trip
Down to Earth

10/08/2025

Date

Agreed & Accepted By:

Jayna Cooper

10-20-25

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://dteandscape.com/terms-and-conditions/>.

**Down to Earth Landscape & Irrigation**

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

Estimate: #132184**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

November Fertilizer

Estimated Job Start Date

November 14, 2025

Proposed By

Brent T Franklin

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Fert & Pest Application	Each	1	\$1,072.00	\$1,072.00
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
Subtotal				\$1,157.00
Estimated Tax				\$0.00
Job Total				\$1,157.00

Nov. granular and/or liquid fertilizer, disease control, plant damaging insect control. Shrub treatment additional

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

Proposed By:

Agreed & Accepted By:

Brent T Franklin

Down to Earth

11/03/2025

Date

Jayna Cooper

11-5-2025

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://dtlandscape.com/terms-and-conditions/>.

**Down to Earth Landscape & Irrigation**

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

Estimate: #132190**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

November Fertilizer

Estimated Job Start Date

November 14, 2025

Proposed By

Brent T Franklin

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
- Fert & Pest Application	Each	1	\$929.00	\$929.00
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
Subtotal				\$1,014.00
Estimated Tax				\$0.00
Job Total				\$1,014.00

Nov. granular and/or liquid fertilizer, disease control, plant damaging insect control. Shrub treatment additional

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:

Brent T Franklin
Down to Earth

11/03/2025

Date

Agreed & Accepted By:

Jayna Cooper 11-5-2025
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/>.



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Two Rivers North Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Two Rivers North Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125959

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,021,471
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$28,702

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Two Rivers North Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125959

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$28,702
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,152
Public Officials and Employment Practices Liability	\$2,580
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$34,934

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:
(None)



PARTICIPATION AGREEMENT **Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Two Rivers North Community Development District

_____ (Name of Local Governmental Entity)	
Signed by: By: <u>Carlos de la Ossa</u> CC0CB251E795481...	Carlos de la Ossa _____ Print Name
Signature	
DocuSigned by: Witness By: <u>Jayna Cooper</u> D2A837090BA417...	Jayna Cooper _____ Print Name
Signature	

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

Two Rivers North Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | |
|--|--------------|--------------------------|
| <input checked="" type="checkbox"/> Building and Content TIV | \$3,021,471 | As per schedule attached |
| <input type="checkbox"/> Inland Marine | Not Included | |
| <input type="checkbox"/> Auto Physical Damage | Not Included | |

Signed by: Carlos de la Ossa Date: 9/26/2025
Signature: CC0CB251E795481...
Name: Carlos de la Ossa
Title: District Manager



Property Schedule

Two Rivers North Community Development District

Policy No.: 100125959
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
1	Amenity Building 1		2024	10/01/2025	\$717,500		
	1990 Lanier Rd Zephyrhills FL 33541		Joisted masonry	10/01/2026	\$29,725	\$747,225	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
2	Amenity Building 1 Fencing		2024	10/01/2025	\$47,150		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$47,150	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
3	Pool, Pump, Equipment		2024	10/01/2025	\$381,548		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$381,548	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
4	Playground		2024	10/01/2025	\$161,135		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$161,135	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
5	Shade Structure		2024	10/01/2025	\$69,221		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$69,221	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
6	Benches		2024	10/01/2025	\$2,783		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$2,783	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
7	Monument		2024	10/01/2025	\$108,031		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$108,031	

Sign: _____

Print Name: _____

Date: _____



Property Schedule

Two Rivers North Community Development District

Policy No.: 100125959
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
8	Amenity Building 2		2024	10/01/2025	\$717,500		
	2689 Widewater Way Zephyrhills FL 33541		Joisted masonry	10/01/2026	\$29,725		\$747,225
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
9	Amenity Building 2 Fencing		2024	10/01/2025	\$47,480		
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$47,480
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
10	Pool, Pump, Equipment		2024	10/01/2025	\$410,259		
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$410,259
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
11	Playground		2024	10/01/2025	\$116,850		
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$116,850
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
12	Shade Structure		2024	10/01/2025	\$71,750		
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$71,750
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
13	Benches		2024	10/01/2025	\$2,783		
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$2,783
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
14	Monument with Columns and Electrical		2024	10/01/2025	\$108,031		
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$108,031
Total:			Building Value \$2,962,021		Contents Value \$59,450	Insured Value \$3,021,471	

Sign: _____

Print Name: _____

Date: _____

**Down to Earth Landscape & Irrigation**

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

Estimate: #132443**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
Shell pathway

Estimated Job Start Date
December 26, 2025

Proposed By
Brent T Franklin

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$2,275.00
Crushed Shell (Coquina rock) installed (E)	Cubic Yard	40	\$182.35	\$7,294.00
Rental Equipment (not specified)	Dollar	1	\$350.00	\$350.00
Subtotal				\$9,919.00
Estimated Tax				\$0.00
Job Total				\$9,919.00

- Refresh shell pathway, split between Childers and Northwater

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:

Brent T Franklin
Down to Earth

11/26/2025

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

12/3/2025

1E3BE0E705D0415...

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://dtlandscape.com/terms-and-conditions/>.

**Down to Earth Landscape & Irrigation**

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

Estimate: #132383**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job
Shell pathway

Estimated Job Start Date
December 26, 2025

Proposed By
Brent T Franklin

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$2,275.00
Crushed Shell (Coquina rock) installed (E)	Cubic Yard	40	\$182.35	\$7,294.00
Rental Equipment (not specified)	Dollar	1	\$350.00	\$350.00
Subtotal				\$9,919.00
Estimated Tax				\$0.00
Job Total				\$9,919.00

- Refresh shell pathway, split between Childers and Northwater

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:

Brent T Franklin
Down to Earth

11/26/2025

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

1F3BE9E795D0415...

12/3/2025

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 Landscape & Irrigation**

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

Estimate: #134555**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Seasonal flower change.

Estimated Job Start Date

December 12, 2025

Proposed By

Brent T Franklin

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$450.00
Annuals - premium	4"	1000	\$3.96	\$3,960.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	1.50	\$97.93	\$146.90
Irrigation Installation				
Irrigation Labor (Hide)				\$255.00
Miscellaneous Fertilizer	Each	1	\$75.00	\$75.00
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00
Subtotal				\$4,936.90
Estimated Tax				\$0.00
Job Total				\$4,936.90

- Seasonal annual removal and installation at the entrance to Childers and the amenity center.
- Install fresh 50/50 compose soil and till in.
- Top dress with super bloom fertilizer
- Top dress with Snap shot
- Modify irrigation as needed.

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

Proposed By:

Agreed & Accepted By:

Brent T Franklin
Down to Earth

12/03/2025
Date

Jayna Cooper
Inframark
12-8-25
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 Landscape & Irrigation**

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

Estimate: #134556**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

Seasonal flower change.

Estimated Job Start Date

December 5, 2025

Proposed By

Brent T Franklin

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$450.00
Annuals - premium	4"	1000	\$3.96	\$3,960.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	1.50	\$97.93	\$146.90
Irrigation Installation				
Irrigation Labor (Hide)				\$255.00
Miscellaneous Fertilizer	Each	1	\$75.00	\$75.00
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00

Subtotal **\$4,936.90**

Estimated Tax \$0.00

Job Total **\$4,936.90**

- Seasonal annual removal and installation at the entrance to Northwater and the amenity center.
- Install fresh 50/50 compose soil and till in.
- Top dress with super bloom fertilizer
- Top dress with Snap shot
- Modify irrigation as needed.

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

Proposed By:

Agreed & Accepted By:

Brent T Franklin
Down to Earth

12/03/2025
Date

Jayna Cooper 12-8-25
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/>.



TWO RIVERS NORTH CDD

FIELD INSPECTION REPORT- DECEMBER-DOWN TO EARTH

Monday, December 1, 2025

Prepared For Board Of Supervisors

18 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Fertilization was put down on
12/01/25

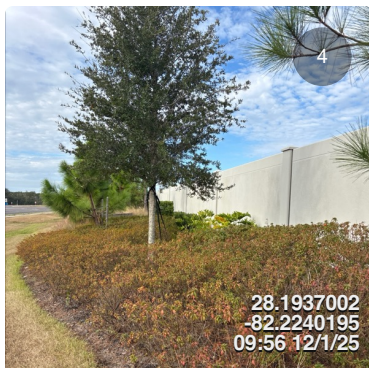
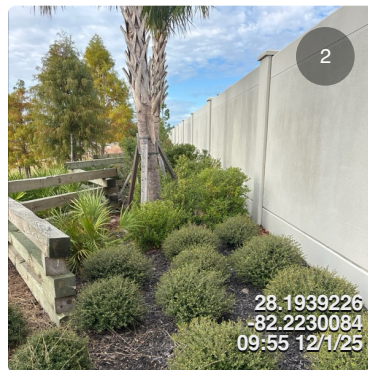
Completed
No response/Not completed
Scheduled/Monitoring

Item 1- Sr. 56

Assigned To: Down To Earth

Two Rivers North – Landscape Beds (along the wall on SR-56 toward the North Water Entrance):

- Plant material is green and healthy.
- DTE has begun cutbacks; beds are generally well maintained.
- Some ornamental grasses still have flowers; these will be trimmed once the flowers die off.
- Overall, the landscape beds are in good condition.



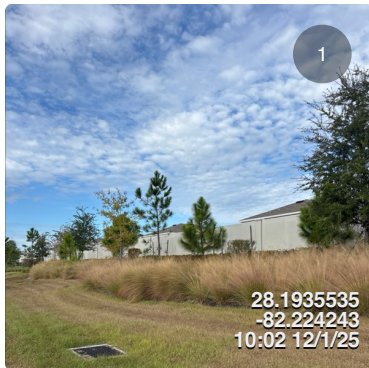
Item 2- Sr. 56

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Landscape Beds (along SR-56 just before the entrance):

- Plant material is green and healthy.
- Cutbacks have begun.
- Beds have a small amount of weeds that should be treated with selective herbicide.
- Overall, the landscape beds are well maintained.



the ornamental grasses are scheduled to be cut back with each visit as the flower has died off.

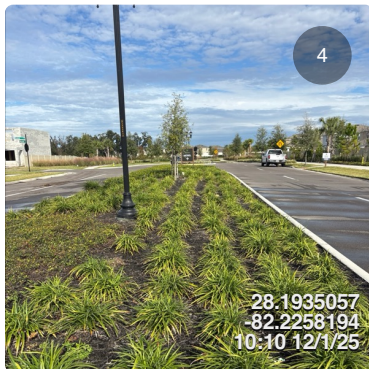
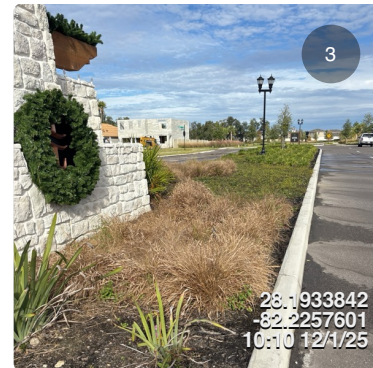
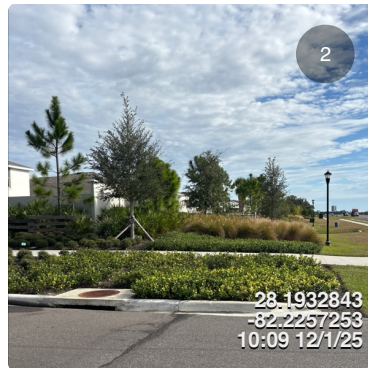
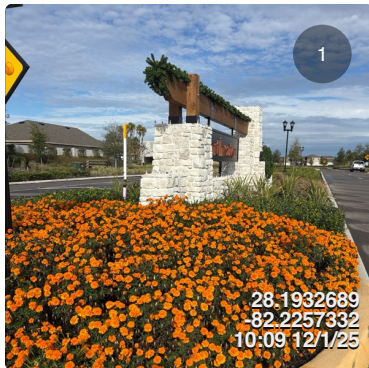
Item 3- Northwater Entrance

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

North Water Entrance:

- Flowers are blooming and in good condition.
- Grasses by the monument should be trimmed.
- Right-side beds: Confederate Jasmine is green, healthy, and weed-free.
- Center island: Liriope is green, healthy, and weed-free.



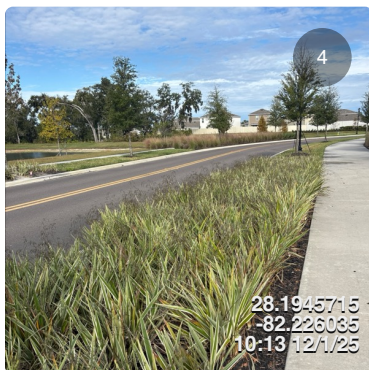
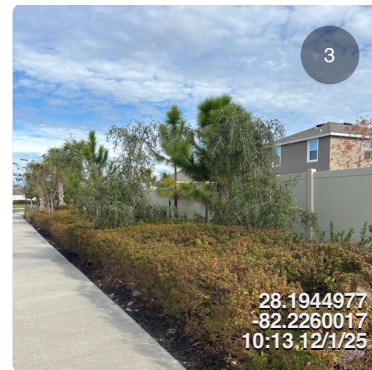
Item 4- Widewater Way

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Driving into the community on Wide Waterway:

- Sidewalks are clear; no plant material encroaching.
- Plant material is green, healthy, and has good color.
- Some weeds are present in the beds heading toward the clubhouse; these should be treated with selective herbicide.
- Overall, the landscape beds are well maintained.



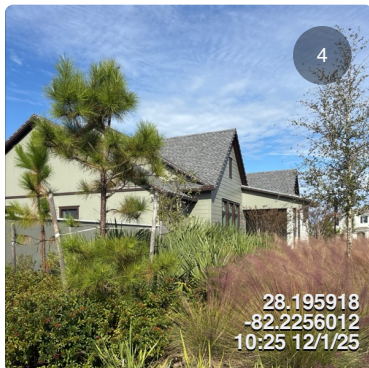
Item 5-clubhouse Landscape

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Clubhouse Landscape Beds

- Plant material is green, healthy, and well-maintained.
- Flowers look good and have vibrant color.
- Some African Iris are missing; beds need to be filled in (send proposal if needed).
- Overall, beds are in very good condition.

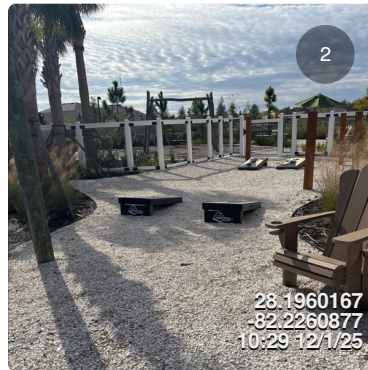


Item 6- Inside Pool Area Landscape

Assigned To: Down To Earth

Pool Area Landscape and Playground

- Landscape beds are well-maintained.
- Palm trees and other plant material are green and healthy.
- Shell areas are weed-free and well-maintained.
- Playground is also well-maintained.
- Overall, all landscape plant material inside the pool area is in very good condition.



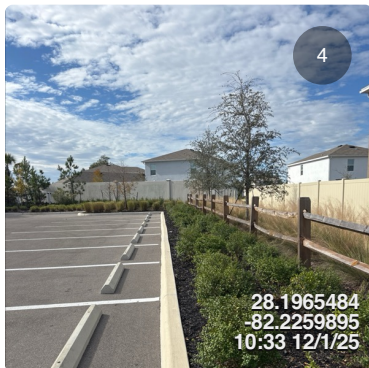
Item 7- Parking Lot

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Parking Lot Landscape

- Plant material is green, healthy, and well-maintained along the wooden fence toward the wall.
- Dead iris needs to be removed.
- Some areas require additional African Iris to be installed.



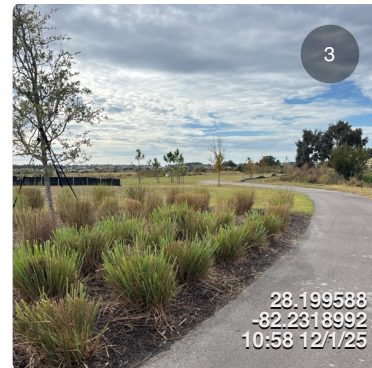
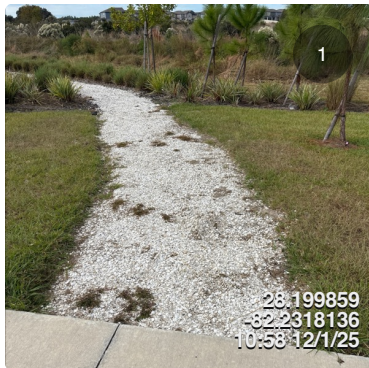
Item 8- Sunflower Hill

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Pocket Park (Sunflower Hill, just before the cul-de-sac)

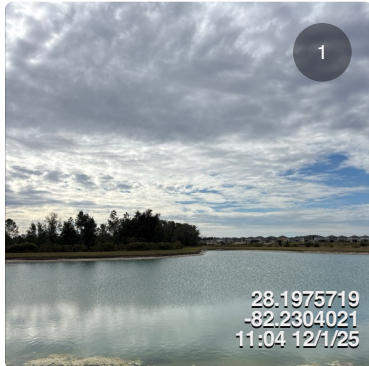
- Shell path has significant weeds; treat with selective herbicide.
- Plant material is green and healthy.
- Asphalt path is well-maintained.



Item 9- Pond 10

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has now died off

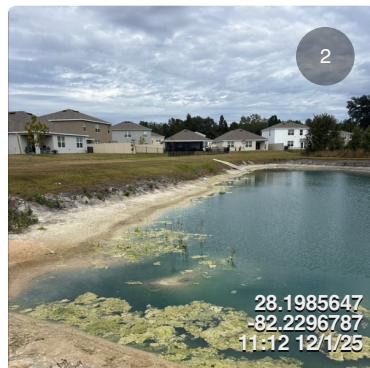
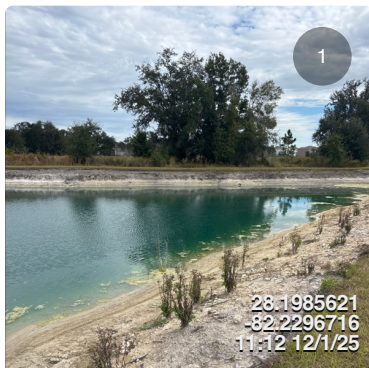


Item 10- Pond 22

Assigned To: Sitex Aquatics

The pond was recently treated for filamentous algae and shoreline weeds.

Water levels are currently low, reflecting the recent lack of rainfall.



Item 11- Pond 25

Assigned To: Sitex Aquatics

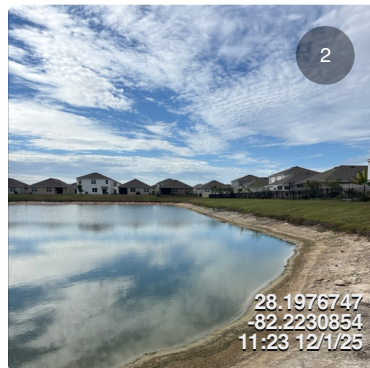
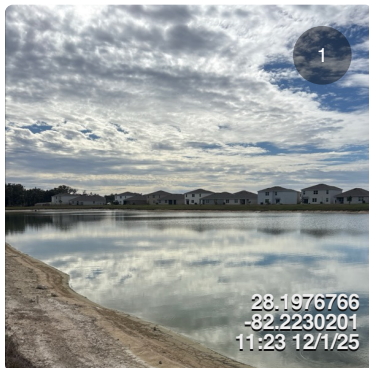
The pond is well maintained water levels are low due to lack of rain.



Item 12- Pond 6

Assigned To: Sitex Aquatics

The pond is well maintained.



Item 13- Shell Path End Of Widewater Way

Assigned To: Down To Earth

Shell Path (End of Widewater Way)

- Down to Earth has edged the path and treated it for weeds.
- Some weeds remain and should be treated.
- Remove any dead weeds from the shell path to maintain overall appearance.



Item 14- Childers Way

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Childers Way)

- Flowers are blooming and in good condition.
- Plant material is well-maintained.
- Some ornamental grasses need to be trimmed now that the flowers have died off.
- Overall, plant material is green and healthy.



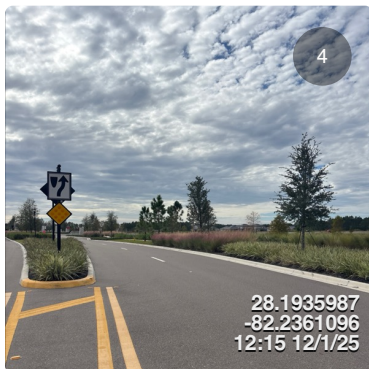
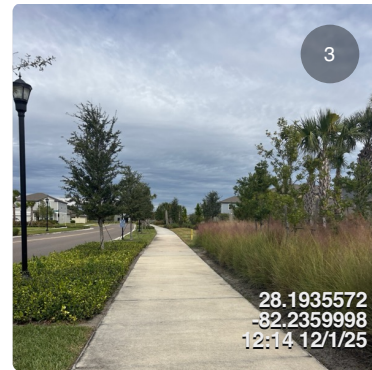
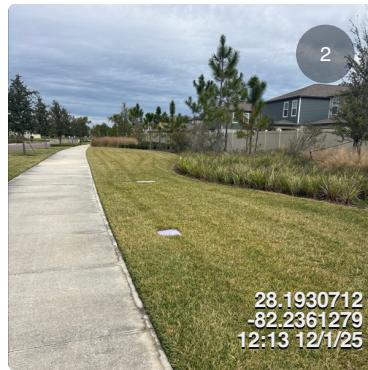
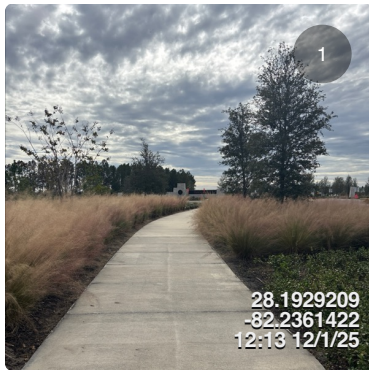
Item 15- Childers Way

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Childers Way – Entrance Areas

On both sides of the entrance, the ornamental grasses should be trimmed now that the flowers have died off. Turf fertility needs improvement. Sidewalks are clean and clear. Overall, the plant material is green, healthy, and well-maintained.



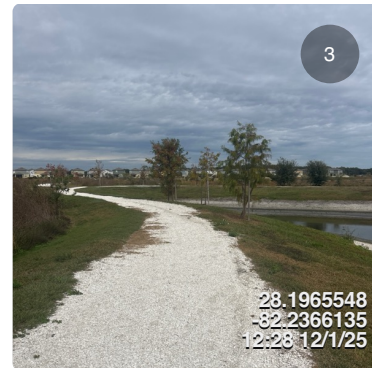
Item 16- Shell Path Off Lanier

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Shell Path (Behind the Amenity Center, running from Lanier to Gravelly)

Down to Earth has treated the shell path for weeds; however, the dead weeds still need to be removed. The path also requires edging, as some turf has begun to encroach onto the shell surface. These areas should be re-sprayed as needed, with dead growth removed and the edges soft-cut to restore a clean, defined appearance.



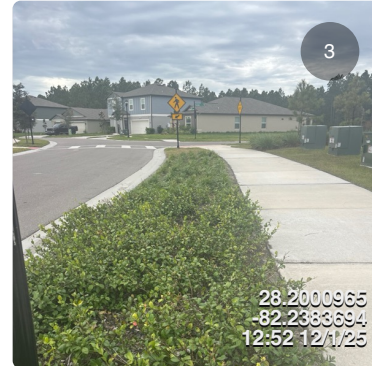
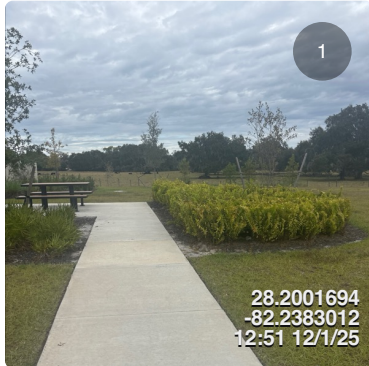
**the shell paths at both NorthWater/Childers is scheduled to be installed
Prior to shell installation all prep work will be completed before new
shell is placed.**

Item 17- Lanier

Assigned To: Down To Earth

Pocket Park – End of Lanier

The plant material is green, healthy, and well maintained. All beds are neatly soft-edged, and the sidewalks are clean, well-edged, and free of weeds. Overall, the pocket park is in good condition and well maintained.



Item 18- Childers Clubhouse

Assigned To: Down To Earth

Childers Pool Area

The plant material within the Childers pool area is well maintained, and the artificial turf section is in good condition. The ornamental grasses should be trimmed back, as the flower stalks have already died off. Overall, the area is being kept in good shape



Scheduled for the week of 12/08/25