

Two Rivers North Community Development District

January 20, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6
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2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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 Gendarilla, Field Manager
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, January 20, 2026, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **January 20, 2026, 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

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

Passcode: F7AZ3qT6

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

4. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes December 16, 2025
- B. Consideration of Operation and Maintenance Expenditures December 2025
- C. Acceptance of the Financials and Approval of the Check Register for December 2025
- D. Ratification of Safe Touch Proposal #6479
- E. Ratification of Big Sun Fencing Pool Entrance Gate Proposal
- F. Ratification of the Down to Earth Landscape & Irrigation A2 Mulch Proposal # 132861
- G. Ratification of the Down to Earth Landscape & Irrigation A1 Mulch Proposal #126854
- H. Ratification of the Salva Tree Cutting Service Proposal # 2025-69
- I. Ratification of the Salva Tree Cutting Service Proposal # 2025-70

5. BUILDER REQUESTS AND COMMENTS

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Update on Brush Fire
 - ii. Community Inspection Reports

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

MINUTES OF MEETING
TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT

1 The regular meeting of the Board of Supervisors of Two Rivers North Community
2 Development District was held on Tuesday December 16, 2025, and called to order at 11:03 a.m.
3 at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run,
4 Land O' Lakes, FL 34638.

5
6 Present and constituting a quorum were:
7

8 Carlos de la Ossa Chairperson
9 Nicholas Dister Vice Chairperson (*via phone*)
10 Thomas Spence Assistant Secretary
11 Kelly Evans Assistant Secretary

12 Also present were:
13

14
15 Jayna Cooper District Manager
16 Rollamay Turkoane District Manager
17 John Vericker District Counsel
18 Whitney Sousa District Counsel
19 Jesenia Perez On-site Manager
20 Arturo Gendarilla Field Manager
21 Residents
22

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

26
27 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

28 Ms. Cooper called the meeting to order, and a quorum was established.
29

30 **SECOND ORDER OF BUSINESS** **Public Comments**

31 The Board received comments regarding a vandalism on-demand letter for damages,
32 trash debris and the *Childers* entry lights.
33

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

35 A. **Consideration of Annual Arbitrage Proposal Special Assessment Bond Series**
36 **2022**

38 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
39 Annual Arbitrage Proposal Special Assessment Bond Series 2022, was
40 approved. 4-0

42 **B. Consideration of School Now Website Proposal**
4344 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
45 School Now Website Proposal, was approved. 4-046 **C. Consideration of Recreation Facilities Policies and Regulations (Childers)**
4748 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
49 Recreation Facilities Policies and Regulations (Childers), was approved.
50 4-052 **D. Consideration of Recreation Facilities Policies and Regulations (Northwater)**
5354 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
55 Recreation Facilities Policies and Regulations (Northwater), was
56 approved. 4-058 **E. Consideration of Fence Easement Agreements for 34899 Kircher Drive, 2576
59 Leonia Lane and 34839 Kircher Lane (under separate cover)**60 This item was **TABLED** by the Board until the next meeting on January 20, 2026.62 **FOURTH ORDER OF BUSINESS**63 **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

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

89 FIFTH ORDER OF BUSINESS **Builders' Requests and Comments**

There being none, the next order of business followed.

92 SIXTH ORDER OF BUSINESS Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

There being no reports, the next item followed.

i. Community Inspection Reports

The Community Inspections report was presented, a copy of which was a package. Mr. Gendarilla provided updates/pending and completed items.

99 included in the agenda package. Mr. Gendarilla provided updates/pending and completed items.

UNDER SEPARATE COVER

102 Ms. Cooper presented and discussed a proposal regarding the increase of maintenance for
103 the *Shell* paths for the months from April through September.

105 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,
106 proposal regarding the increase of maintenance for the *Shell* paths for the
107 months from April through September 2025, was approved. 4-0

ii. Status of Boundary Amendment

110 This amendment was approved and will be recorded upon receipt of
111 corrections of the legal exhibit from the County.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

ORDER OF BUSINESS

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:20 am 4-0

125 Jayna Cooper/Rollamay Turkoane
126 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	12/1/2025	000788	\$3,000.00			POOL SERVICES
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/1/2025	160822	\$7,093.84			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/26/2025	161350	\$1,157.00			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/26/2025	161370	\$1,014.00			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/1/2025	160821	\$6,884.80			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/1/2025	160830	\$6,212.69			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/1/2025	160831	\$17,810.89	\$40,173.22		LANDSCAPING
INFRAMARK LLC	11/25/2025	164593	\$163.18			MEETING ROOM RENTAL
INFRAMARK LLC	11/25/2025	164593	\$18.50	\$181.68		POSTAGE
INFRAMARK LLC	12/1/2025	165690	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165690	\$458.33			ADMINISTRATION
INFRAMARK LLC	12/1/2025	165690	\$100.00			RENTAL & LEASES
INFRAMARK LLC	12/1/2025	165690	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	12/1/2025	165690	\$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/1/2025	165690	\$416.67			ASSESSMENT ROLL
INFRAMARK LLC	12/1/2025	165690	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165690	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165690	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165690	\$7,295.83			ONSITE SERVICES-JESENIA PEREZ
INFRAMARK LLC	12/1/2025	165690	\$375.00	\$13,945.83		RECORDING SECRETARY
INFRAMARK LLC	12/22/2025	166743	\$81.59			MEETING ROOM RENTAL
INFRAMARK LLC	12/22/2025	166743	\$16.35	\$97.94	\$14,225.45	POSTAGE
JAYMAN ENTERPRISES	12/1/2025	4334	\$1,725.00			JANITORIAL & DOG STATION MAINTENANCE
JAYMAN ENTERPRISES	12/1/2025	4335	\$1,775.00		\$3,500.00	JANITORIAL & DOG STATION MAINTENANCE
SITEX AQUATICS	12/1/2025	10527-B	\$3,010.00			LAKE MAINTENANCE
STANTEC CONSULTING SERVICES	11/20/2025	2488724	\$749.50			ENGINEERING SERVICES
STANTEC CONSULTING SERVICES	12/9/2025	2501452	\$601.75		\$1,351.25	ENGINEERING SERVICES

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TRULY NOLEN BRANCH 059	11/28/2025	590299169	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	12/15/2025	590301363	\$85.00		\$170.00	PEST CONTROL
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2277332-ACH	\$52.51			ELECTRIC
Monthly Contract Subtotal			\$65,482.43			
Variable Contract						
STRALEY ROBIN VERICKER	12/15/2025	27620	\$3,780.40			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$3,780.40			
Utilities						
CHARTER COMMUNICATIONS	11/24/2025	1665027112425-ACH	\$99.99			ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS	12/7/2025	1669019120725-ACH	\$99.99		\$199.98	8337 13 001 1669019
NEXTERA ENERGY	12/3/2025	32757569	\$3.21			GAS
NEXTERA ENERGY	12/23/2025	33139630	\$5.89		\$9.10	SERVICE 11.19.25 - 12.17.25
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490965-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490968-ACH	\$25.25			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23491686-ACH	\$338.35			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490961-ACH	\$38.38			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490963-ACH	\$276.74			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490964-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490966-ACH	\$9.09			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23491211-ACH	\$415.85			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490959-ACH	\$4.04			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490958-ACH	\$6.06			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490956-ACH	\$34.34			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490954-ACH	\$432.28			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490960-ACH	\$21.21			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490967-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490962-ACH	\$61.61			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23493012-ACH	\$158.57			WATER

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23491210-ACH	\$324.49			WATER
PASCO COUNTY UTILITIES SERVICE	11/21/2025	23490955-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23627524-ACH	\$167.66			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625702-ACH	\$339.78			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625459-ACH	\$4.04			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625458-ACH	\$27.27			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625456-ACH	\$2.02			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625454-ACH	\$308.05			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625451-ACH	\$72.72			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625452-ACH	\$21.21			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625450-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625449-ACH	\$1.01			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625448-ACH	\$5.05			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625447	\$24.24			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625446-ACH	\$9.09			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23626485-ACH	\$291.89			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625445-ACH	\$260.58			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625703-ACH	\$461.72			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625457-ACH	\$15.15			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625455-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	12/17/2025	23625453-ACH	\$62.62		\$4,238.54	WATER
TECO TAMPA ELECTRIC	11/24/2025	112425-221009326184	\$438.35			GAS 10/16/25-11/18/25
TECO TAMPA ELECTRIC	11/19/2025	111925-221009319981	\$43.88			GAS
TECO TAMPA ELECTRIC	12/19/2025	121925-19981-ACH	\$43.88			GAS
TECO TAMPA ELECTRIC	12/19/2025	121925-26184--ACH	\$452.61		\$978.72	GAS
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2296250-ACH	\$494.93			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2332688-ACH	\$40.58			ELECTRIC

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2332690-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2332691-ACH	\$490.49			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2338828-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2338832-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2277327-ACH	\$44.71			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2277333	\$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2277341-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2288834	\$4,444.12			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	12/10/2025	121025-2288838-ACH	\$4,038.21		\$9,756.93	ELECTRIC
Utilities Subtotal			\$15,183.27			
Regular Services						
CARLOS DE LA OSSA	12/16/2025	CO-121625	\$200.00			BOARD 12/16/25
KELLY ANN EVANS	12/16/2025	KE-121625	\$200.00			BOARD 12/16/25
KINGS POWER WASHING SERVICE	9/13/2025	1175	\$800.00			POOL DECK CLEANING
NICHOLAS J. DISTER	12/16/2025	ND-121625	\$200.00			BOARD 12/16/25
SAFE TOUCH LLC	12/11/2025	21102	\$2,780.00			400 PROXIMITY TAGS/ 400 CREDENTIAL WALLET
THOMAS R. SPENCE	12/16/2025	TS-121625	\$200.00			BOARD 12/16/25
Regular Services Subtotal			\$4,380.00			
Additional Services						
COASTAL OUTDOOR SERVICES LLC	11/26/2025	3101	\$6,900.00			CHILDERS MONUMENT LIGHTING
DOWN TO EARTH LANDSCAPE & IRRIGATION	10/30/2025	158661	\$950.70			FRES SHELL INSIDE THE POOL AREA
NATURE COAST INFLATABLES LLC	12/17/2025	84	\$468.50			SNOW EVENTS
TAMPA HOLIDAY LIGHTING, LLC	12/5/2025	7472	\$5,681.70			HOLIDAY LIGHTS
TRUIST - CC	11/9/2025	110925-1013	\$1,405.19			SPECIAL EVENTS
TWO RIVERS NORTH CDD	12/5/2025	12052025-1205	\$1,065,307.01			SERIES 2023 FY26 DS

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	12/15/2025	12152025-1215	\$27,023.00			SERIES 2022 FY26 DS
TWO RIVERS NORTH CDD	12/18/2025	12182025-1218	\$17,786.32		\$1,110,116.33	SERIES 2022 FY26 DS
Additional Services Subtotal			\$1,125,522.42			
TOTAL			\$1,214,348.52			



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

Invoice #000788

Issue date
Dec 1, 2025

Invoice #000788

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 December 1, 2025 \$3,000.00	Due December 1, 2025 \$3,000.00	
Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (11/30/2025 - 12/27/2025)</i> Two Rivers North A1 Childers 1990 Lanier Road Zephyrhills, FL 33541	1	\$3,000.00	\$3,000.00
<i>Pool service for - (11/30/2025 - 12/27/2025)</i> Two Rivers North A2 North-water 2689 Widewater Way Zephyrhills, FL 33541			
Subtotal			\$3,000.00
Total Due			\$3,000.00



Pay online

To pay your invoice go to <https://squareup.com/u/2Z3MvLdR>

Or open the camera on your mobile device and place the QR code in the camera's view.

Page 1 of 1

**Customer**

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

Wesley Chapel, FL 33544

Project/Job

Two Rivers North CDD - Childers Contract (2025)
 Estimate # 103505

Invoice Date

12/1/2025

Date Due

12/31/2025

Terms

Net 30

Customer PO #

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#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 make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<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

**Customer**

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

Wesley Chapel, FL 33544

Project/Job

November Fertilizer
 Estimate # 132184

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#132184 - November Fertilizer				\$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.

LCE025: Tree/Plant Installation	\$1,072.00
Fert & Pest Application (Sub)	Each
LCE005: Irrigation Installation	\$85.00
Irrigation Labor (Hide) (Labor)	\$85.00

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

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	\$1,157.00
Sales Tax	\$0.00
Total	\$1,157.00
Credits/Payments	(\$0.00)
Balance Due	\$1,157.00

Journal of
Business Ethics

**Customer**

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

Wesley Chapel, FL 33544

Project/Job

November Fertilizer
 Estimate # 132190

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #

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

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#132190 - November Fertilizer				\$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.

LCE025: Tree/Plant Installation				\$929.00
- Fert & Pest Application (Sub)	Each	1.00	\$929.00	\$929.00
LCE005: Irrigation Installation				\$85.00
Irrigation Labor (Hide) (Labor)				\$85.00

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

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	\$1,014.00
Sales Tax	\$0.00
Total	\$1,014.00
Credits/Payments	(\$0.00)
Balance Due	\$1,014.00

**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

12/1/2025

Date Due

12/31/2025

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 make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

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

**Customer**

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

Wesley Chapel, FL 33544

Property / Project Address

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

Project/Job

Two Rivers North CDD A1 Contract (2025)
 Estimate # 103499

Invoice Date

12/1/2025

Date Due

12/31/2025

Terms

Net 30

Customer PO #

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

Billing Questions

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

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

**Customer**

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

Wesley Chapel, FL 33544

Property / Project Address

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

Project/Job

Two Rivers North CDD A2 Contract (2025)
 Estimate # 103500

Invoice Date

12/1/2025

Date Due

12/31/2025

Terms

Net 30

Customer PO #

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

Billing Questions

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
164593

DATE
11/25/2025

CUSTOMER ID
C2410

NET TERMS
Due On Receipt

PO#

DUE DATE
11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 9-19-25 SPRINGHILL SUITES LAND : meeting space: \$163.18	1	Ea	163.18		163.18
Postage	25	Ea	0.74		18.50
Subtotal					181.68

Subtotal	\$181.68
Tax	\$0.00
Total Due	\$181.68

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

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

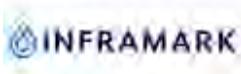
To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#

165690

DATE

12/1/2025

CUSTOMER ID

C2410

NET TERMS

Due On Receipt

PO#

DUE DATE

12/1/2025

Services provided for the Month of: December 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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
166743

DATE
12/22/2025

CUSTOMER ID
C2410

NET TERMS
Due On Receipt

PO#

DUE DATE
12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 10-24-25 SPRINGHILL SUITES LAND : meeting space: \$81.59	1	Ea	81.59		81.59
Postage	15	Ea	1.09		16.35
Subtotal					97.94

Subtotal	\$97.94
Tax	\$0.00
Total Due	\$97.94

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
12/1/2025	4334

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
	November 2025 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
All work is complete!			Total \$1,725.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
12/1/2025	4335

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
	November 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, FL 33607

INVOICE #	DATE	TOTAL DUE	DUUE DATE	TERMS	ENCLOSED
10527-b	12/01/2025	\$3,010.00	12/31/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance 25 - Waterways-Twice a month	1	2,935.00	2,935.00
	Additional Services	Drone Reports	1	75.00	75.00
		SUBTOTAL			3,010.00
		TAX			0.00
		TOTAL			3,010.00
		BALANCE DUE			\$3,010.00

**INVOICE**

Page 1 of 2

Invoice Number	2488724
Invoice Date	November 20, 2025
Customer Number	175059
Project Number	238202126

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Two Rivers North CDD.

Stantec Project Manager:

Stewart, Tonja L

Authorization Amount:

\$23,783.50

Authorization Previously Billed:

\$2,971.00

Authorization Budget Remaining:

\$20,063.00

Authorization Billed to Date:

\$3,720.50

Current Invoice Due:

\$749.50

November 20, 2025

Email Invoice:

InframarkCMS@payableslockbox.com

CC:

jayna.cooper@inframark.com

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

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

INVOICE

Page 2 of 2

Invoice Number

2488724

Project Number

238202126

Top Task 2025**2025 FY General Consulting****Professional Services**

Billing Level		Date	Hours	Rate	Current Amount
<hr/>					
Level 09					
Nurse, Vanessa M		2025-08-13	0.25	183.00	45.75
Nurse, Vanessa M		2025-08-28	0.50	183.00	91.50
Nurse, Vanessa M		2025-09-08	0.25	183.00	45.75
Nurse, Vanessa M		2025-09-19	0.25	183.00	45.75
Nurse, Vanessa M		2025-09-30	0.25	183.00	45.75
			1.50		274.50
Level 10					
Rankin, Ashley Alexandra		2025-07-20	0.25	190.00	47.50
Rankin, Ashley Alexandra		2025-07-22	0.25	190.00	47.50
Waag, R Tyson (Tyson)		2025-08-19	0.75	190.00	142.50
Waag, R Tyson (Tyson)		2025-09-16	0.75	190.00	142.50
Waag, R Tyson (Tyson)		2025-09-19	0.50	190.00	95.00
			2.50		475.00
Professional Services Subtotal			4.00		749.50

Top Task 2025 Total**749.50**Total Fees & Disbursements **\$749.50****INVOICE TOTAL (USD)** **\$749.50**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-20	238202126	2025	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-07-22	238202126	2025	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-08-13	238202126	2025	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-08-19	238202126	2025	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-08-28	238202126	2025	NURSE, VANESSA M	0.50	183.00	91.50	Project Management Support	
2025-09-08	238202126	2025	NURSE, VANESSA M	0.25	183.00	45.75	Project Management Support	
2025-09-16	238202126	2025	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOS MEETING PREPARATION AND ATTENDANCE.	
2025-09-19	238202126	2025	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED PLAT DATA THEN SENT ALL RECORDED PLATS TO CLIENT	
2025-09-19	238202126	2025	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING PLATS.	
2025-09-30	238202126	2025	NURSE, VANESSA M	0.25	183.00	45.75	Project Management Support	
Total subTask 2025				4.00		749.50		
Total Top Task 2025				4.00		749.50		
Total Project 238202126				4.00		749.50		

**INVOICE**

Page 1 of 2

Invoice Number	2501452
Invoice Date	December 9, 2025
Customer Number	175059
Project Number	238202126

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Two Rivers North CDD.

Stantec Project Manager:

Stewart, Tonja L

Authorization Amount:

\$23,783.50

Authorization Previously Billed:

\$3,720.50

Authorization Budget Remaining:

\$19,461.25

Authorization Billed to Date:

\$4,322.25

Current Invoice Due:

\$601.75

For Period Ending:

December 9, 2025

Email Invoice:

InframarkCMS@payableslockbox.com

CC:

jayna.cooper@inframark.com

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

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

INVOICE

Page 2 of 2

Invoice Number

2501452

Project Number

238202126

Top Task 2026**2026 FY General Consulting Services****Professional Services****Billing Level**

Level 09

Nurse, Vanessa M	2025-10-14	1.50	183.00	274.50
Nurse, Vanessa M	2025-10-23	0.25	183.00	45.75
Nurse, Vanessa M	2025-11-11	0.50	183.00	91.50
		2.25		411.75

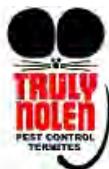
Level 10

Rankin, Ashley Alexandra	2025-11-14	1.00	190.00	190.00
		1.00		190.00
Professional Services Subtotal		3.25		601.75

Top Task 2026 Total**601.75**Total Fees & Disbursements \$601.75**INVOICE TOTAL (USD)** **\$601.75**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-14	238202126	2026	NURSE, VANESSA M	0.50	183.00	91.50	HB7013 COMPLIANCE	
2025-10-14	238202126	2026	NURSE, VANESSA M	1.00	183.00	183.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-23	238202126	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-11-11	238202126	2026	NURSE, VANESSA M	0.25	183.00	45.75	WORKLOAD COORDINATION RE: MAPPING STATUS	
2025-11-11	238202126	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-11-14	238202126	2026	RANKIN, ASHLEY ALEXANDRA	1.00	190.00	190.00	PROJECT MANAGER SUPPORT	
Total subTask 2026				3.25		601.75		
Total Top Task 2026				3.25		601.75		
Total Project 238202126				3.25		601.75		



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

Invoice

INVOICE #: 590299169

WORK DATE: 11/28/2025

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: 11/28/2025 02:09:00 PM
Time Out: 11/28/2025 02:28:00 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Sherwin Parker
License #: FL - JE363017

Total Due: **85.00**

Purchase Order Terms

None NET 15 Pest Monthly Commercial

Quantity

1.00 85.00

Subtotal

85.00

Tax

0.00

TECHNICIANS

Sherwin Parker

License #: FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for allowing truly know the services. I'm treated the exterior and interior clubhouse with Weber treatment as well as liquid all cracks and crevices and doorways including hallways have been treated. 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

Inspection Report

INVOICE #: 590301363

WORK DATE: 12/15/2025

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: 12/15/2025 08:46:00 AM
Time Out: 12/15/2025 09:07:00 AM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Sherwin Parker
License #: FL - JE363017

Total Due: **85.00**

Purchase Order

Terms

Service Description

Quantity

Amount

None	NET 15	Pest Monthly Commercial	1.00	85.00
Subtotal				85.00
Tax				0.00

TECHNICIANS

Sherwin Parker

License #: FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish
Thank you for allowing Truly Nolen services. I've treated the exterior and interior perimeter both mail room and clubhouse including outdoor lounge and dining. Thank you again take care and see you in 2026

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.

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

Bill Date **12/10/2025**
Amount Due **52.51**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

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

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	30	4
Nov 2025	29	3
Dec 2024	29	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.



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.

See Reverse Side For More Information

ELECTRIC SERVICE

From	To	Multiplier	KW Demand	kWh Used
11/05 1328	12/05 1445			117

Previous Balance

50.61

Payment

50.61CR

Balance Forward

0.00

Customer Charge

39.16

Energy Charge 117 KWH @ 0.06090

7.13

Fuel Adjustment 117 KWH @ 0.04200

4.91

FL Gross Receipts Tax

1.31

Total Current Charges

52.51

Total Due E.F.T.

52.51

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



2277332

OP07

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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	52.51
DO NOT PAY	

November 24, 2025

Invoice Number: 1665027112425
 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 11/24/25 through 12/23/25
 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 12/11/25	
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.

November 24, 2025

TWO RIVERS NORTH CDDA1

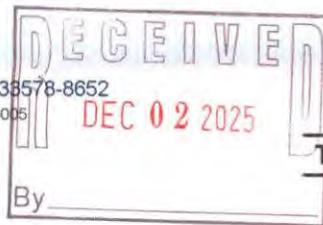
Invoice Number: 1665027112425
 Account Number: 8337 13 062 1665027
 Service At: 1990 LANIER RD
 ZEPHYRHILLS FL 33541-8434

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

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVerview FL 33578-8652
 8633 2380 DY RP 24 11252025 NNNNNNNN 01 000956 0005

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



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

8337130621665027000993694

Invoice Number: TWO RIVERS NORTH CDDA1
 Account Number: 1665027112425
 Security Code: 8337 13 062 1665027
 5981



Contact Us

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

8833 2390 DY RP 24 11252025 NNNNNNNN 01 000956 0005

Charge Details

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

Payments received after 11/24/25 will appear on your next bill.

Service from 11/24/25 through 12/23/25

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.



December 7, 2025
 Invoice Number: 1669019120725
 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 12/07/25 through 01/06/26
 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 12/24/25	
Total Due by Auto Pay	\$99.99

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Connect your business, your way. Call 1-855-751-9942 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 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.

December 7, 2025

TWO RIVERS NORTH A2

Invoice Number: 1669019120725
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

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

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 07 12082025 NNNNNNNN 01 000928 0005

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

DEC 15 2025

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001166901900099294

Invoice Number: TWO RIVERS NORTH A2
 Account Number: 1669019120725
 Security Code: 8337 13 001 1669019
 4366

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 07 12082025 NNNNNNNN 01 000928 0005

Charge Details

Previous Balance		99.99
EFT Payment	11/24	-99.99
Remaining Balance		\$0.00

Payments received after 12/07/25 will appear on your next bill.

Service from 12/07/25 through 01/06/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-40.01
Your promotional price will expire on 08/06/26	
Business WiFi	10.00
	\$99.99
Spectrum Business™ Internet Total	\$99.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$99.99
Total Due by Auto Pay	\$99.99

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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

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

Continued on the next page...

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





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



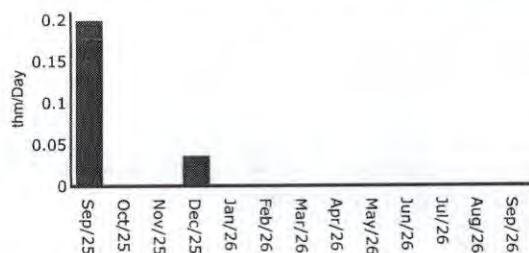
Invoice - Account Summary

Account No.	36461333
Amount Due (If paid by due date)	\$3.21
Due Date	12/26/2025

Account summary (see second page for details)

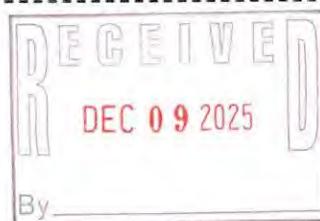
Invoice date: Dec 03 2025, Invoice No: 32757569

Opening Balance	\$9.35
Payment Received Oct 31, 2025	\$-7.68
Payment Received Nov 24, 2025	\$-4.35
Balance Forward	\$-2.68
Gas charges (please see over for details)	\$5.89
Total Current Charges	\$5.89
Total Amount Due	\$3.21



This period billed usage: 1 thm
Previous 13 months billed usage: 13 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	32757569	\$3.21	12/26/2025	\$

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

0364613333

4

000000321

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	10/16/2025 - 11/18/2025	Actual	0	1	1	1.2
				Total Usage		1.2

Gas Charges and Taxes	Billing Period: 10/16/2025 - 11/18/2025	Units	Rate \$	Total \$
Customer Service Fee				\$5.00
Monthly Variable Rate		0.56	0.760000	\$0.43
Monthly Variable Rate		0.64	0.726700	\$0.46
Total Gas Charges and Taxes				\$5.89

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

No important messages at this time.

Important Messages:

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

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

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

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



Email: naturalgas@nexteraenergyservices.com

 Web: www.nexteraenergyservices.com

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



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

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

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



4222 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 35301 SUNFLOWER HILL DR - 1 INCH RECLAIM

Bill Number: 23490965

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1200785	01530465
Please use the 15-digit number below when making a payment through your bank	
120078501530465	

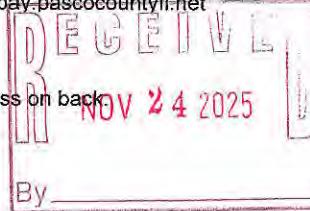
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	10/6/2025	168	11/5/2025	171	30	3

Usage History		Transactions		
Reclaimed		Current Transactions		
November 2025	3	Reclaimed		
October 2025	0	Reclaimed		
September 2025	1	3 Thousand Gals X \$1.01		
August 2025	0	\$3.03		
July 2025	1	Total Current Transactions		
June 2025	1	\$3.03		
May 2025	1	TOTAL BALANCE DUE		
April 2025	1	\$3.03		
March 2025	2			
February 2025	2			
January 2025	1			
December 2024	1			



Please return this portion with payment.

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account #	1200785
Customer #	01530465
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	\$3.03
Due Date	12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically transferred on 12/08/2025.

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

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4224 0 1

14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 35576 LOCKMAN WAY RECLAIM

Bill Number: 23490968

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

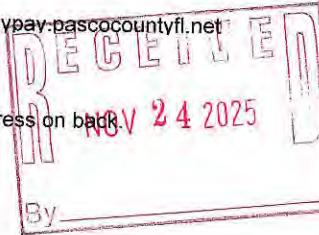
Account #	Customer #
1200810	01530465
Please use the 15-digit number below when making a payment through your bank	
120081001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	10/6/2025	642	11/5/2025	667	30	25

Usage History		Transactions	
Reclaimed			
November 2025	25	Previous Bill	16.16
October 2025	16	Payment 11/06/25	-16.16 CR
September 2025	10	Balance Forward	0.00
August 2025	9	Current Transactions	
July 2025	27	Reclaimed	
June 2025	42	Reclaimed	25 Thousand Gals X \$1.01
May 2025	35	Total Current Transactions	25.25
April 2025	41		25.25
March 2025	49		
February 2025	60		
January 2025	54		
December 2024	49		

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account #	1200810
Customer #	01530465
Balance Forward	0.00
Current Transactions	25.25
Total Balance Due	\$25.25
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

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

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

43015304650120081022349096850000025252



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4202 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: 1920 WEBBSTONE WAY

Bill Number: 23491986

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

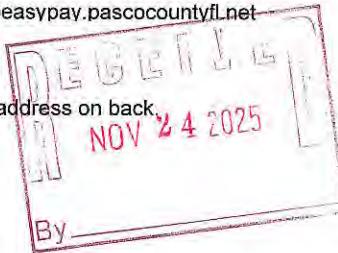
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	10/6/2025	4548	11/5/2025	4883	30	335

Usage History		Transactions		
Reclaimed				
November 2025	335	Previous Bill		495.91
October 2025	491	Payment 11/06/25		-495.91 CR
September 2025	170	Balance Forward		0.00
August 2025	134	Current Transactions		
July 2025	427	Reclaimed		
June 2025	409	Reclaimed	335 Thousand Gals X \$1.01	338.35
May 2025	184	Total Current Transactions		338.35
April 2025	187	TOTAL BALANCE DUE		
March 2025	502			
February 2025	668			
January 2025	713			
December 2024	182			



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account #	1255145
Customer #	01547338
Balance Forward	0.00
Current Transactions	338.35
Total Balance Due	\$338.35
Due Date	12/8/2025

10% late fee will be applied if paid after due date.
The Total Due will be electronically transferred on 12/08/2025.

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

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



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4220 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 34959 KIRCHER DR RECLAIM

Bill Number: 23490961

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

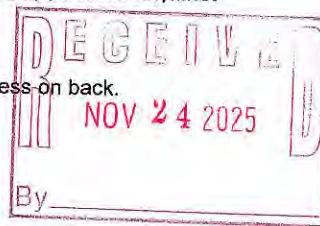
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	10/6/2025	1246	11/5/2025	1284	30	38

Usage History		Transactions	
Reclaimed		Current Transactions	
November 2025		Reclaimed	
October 2025		38 Thousand Gals X \$1.01	
September 2025		38.38	
August 2025		Total Current Transactions	
July 2025		38.38	
June 2025		TOTAL BALANCE DUE	
May 2025		\$38.38	
April 2025			
March 2025			
February 2025			
January 2025			
December 2024			



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account # 1200660
Customer # 01530465

Balance Forward 0.00
Current Transactions 38.38

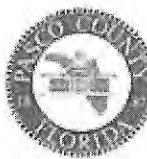
Total Balance Due \$38.38
Due Date 12/8/2025

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

The Total Due will be electronically
transferred on 12/08/2025.

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

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



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4221 0 1

14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 2574 WIDEWATER WAY RECLAIM #2

Bill Number: 23490963

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	10/6/2025	8712	11/5/2025	8986	30	274

Usage History
Reclaimed

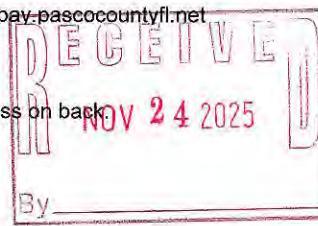
November 2025	274
October 2025	316
September 2025	136
August 2025	6
July 2025	493
June 2025	288
May 2025	488
April 2025	592
March 2025	0
February 2025	398
January 2025	612
December 2024	316

Transactions		
Previous Bill		319.16
Payment 11/06/25		-319.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	274 Thousand Gals X \$1.01	276.74
Total Current Transactions		276.74
TOTAL BALANCE DUE		\$276.74



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



Check this box if entering change of mailing address on back

Account #	1200710
Customer #	01530465
Balance Forward	0.00
Current Transactions	276.74
Total Balance Due	\$276.74
Due Date	12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically transferred on 12/08/2025.

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

PASCO COUNTY UTILITIES
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TWO RIVERS NORTH CDD

Service Address: 2929 ANATA DR - 1 INCH RECLAIM

Bill Number: 23490964

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

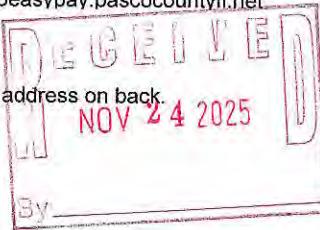
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	10/6/2025	289	11/5/2025	292	30	3

Usage History		Transactions		
	Reclaimed	Current Transactions		
November 2025	3	Reclaimed		
October 2025	0	Reclaimed	3 Thousand Gals X \$1.01	3.03
September 2025	1			
August 2025	1			
July 2025	4			
June 2025	8			
May 2025	5			
April 2025	2			
March 2025	1			
February 2025	1			
January 2025	49			
December 2024	4			
		TOTAL BALANCE DUE		\$3.03



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Account #	1200775
Customer #	01547338
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	\$3.03
Due Date	12/8/2025

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

The Total Due will be electronically
transferred on 12/08/2025.

TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
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TWO RIVERS NORTH CDD

Service Address: 35370 SUNFLOWER HILL DR - 1 INCH RECLAIM

Bill Number: 23490966

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	10/6/2025	510	11/5/2025	519	30	9

Usage History
Reclaimed

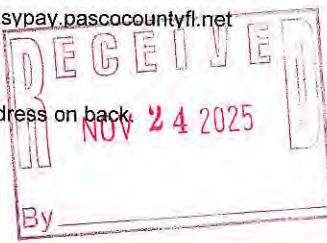
November 2025	9
October 2025	4
September 2025	6
August 2025	5
July 2025	19
June 2025	36
May 2025	46
April 2025	48
March 2025	52
February 2025	52
January 2025	46

Transactions		
Previous Bill		4.04
Payment 11/06/25		-4.04 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	9 Thousand Gals X \$1.01	9.09
Total Current Transactions		9.09
TOTAL BALANCE DUE		\$9.09



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Account #	1200790
Customer #	01547338
Balance Forward	0.00
Current Transactions	9.09
Total Balance Due	\$9.09
Due Date	12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 12/08/2025.

TWO RIVERS NORTH CDD
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TWO RIVERS NORTH CDD

Service Address: 1990 LANIER ROAD AMENITY CENTER

Bill Number: 23491211

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	10/6/2025	1178	11/5/2025	1192	30	14
Irrig Potable	232051302	10/6/2025	378	11/5/2025	388	30	10

Usage History			Transactions		
Water					
November 2025	14	10	Previous Bill		396.06
October 2025	13	7	Payment 11/06/25		-396.06 CR
September 2025	7	7	Balance Forward		0.00
August 2025	13	5	Current Transactions		
July 2025	12	25	Water		
June 2025	13	75	Water Base Charge		63.99
May 2025	22	33	Water Tier 1	14.0 Thousand Gals X \$2.18	30.52
April 2025	13	23	Sewer		
March 2025	11	17	Sewer Base Charge		163.47
February 2025	6	10	Sewer Charges	14.0 Thousand Gals X \$7.20	100.80
January 2025	4	13	Irrigation		
December 2024	1	4	Water Base Charge		22.37
			Water Tier 1	10.0 Thousand Gals X \$3.47	34.70
			Total Current Transactions		415.85
			TOTAL BALANCE DUE		\$415.85



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Account #	1218160
Customer #	01547338
Balance Forward	0.00
Current Transactions	415.85
Total Balance Due	\$415.85
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 34846 KIRCHER DR RECLAIM

Bill Number: 23490959

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1200655	01530465
Please use the 15-digit number below when making a payment through your bank	
	120065501530465

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	10/6/2025	427	11/5/2025	431	30	4

Usage History
Reclaimed

November 2025	4
October 2025	3
September 2025	4
August 2025	3
July 2025	5
June 2025	6
May 2025	6
April 2025	6
March 2025	6
February 2025	20
January 2025	85
December 2024	86

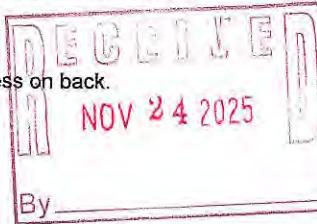
Transactions		
Previous Bill		3.03
Payment 11/06/25		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	4 Thousand Gals X \$1.01	4.04
Total Current Transactions		4.04
TOTAL BALANCE DUE		\$4.04

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Account #	1200655
Customer #	01530465
Balance Forward	0.00
Current Transactions	4.04

Total Balance Due	\$4.04
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 35233 GRAVELLY DR RECLAIM

Bill Number: 23490958

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1200615	01530465
Please use the 15-digit number below when making a payment through your bank	
	120061501530465

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	10/6/2025	706	11/5/2025	712	30	6

Usage History
Reclaimed

November 2025	6
October 2025	6
September 2025	5
August 2025	7
July 2025	11
June 2025	28
May 2025	27
April 2025	34
March 2025	23
February 2025	115
January 2025	111
December 2024	121

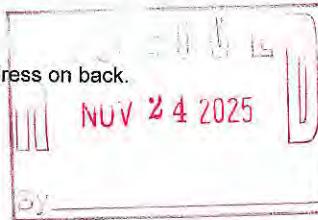
	Transactions
Previous Bill	6.06
Payment 11/06/25	-6.06 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$1.01
Total Current Transactions	6.06
TOTAL BALANCE DUE	\$6.06



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Account #	1200615
Customer #	01530465
Balance Forward	0.00
Current Transactions	6.06
Total Balance Due	\$6.06
Due Date	12/8/2025

10% late fee will be applied if paid after due date
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 2008 LANIER ROAD RECLAIM

Bill Number: 23490956

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	10/6/2025	1259	11/5/2025	1293	30	34

Usage History
Reclaimed

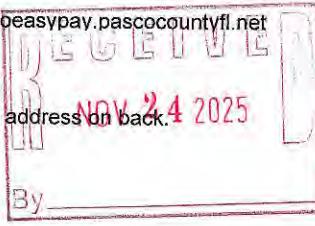
November 2025	34
October 2025	24
September 2025	26
August 2025	20
July 2025	64
June 2025	168
May 2025	78
April 2025	62
March 2025	47
February 2025	38
January 2025	59
December 2024	59

Transactions		
Previous Bill		24.24
Payment 11/06/25		-24.24 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	34 Thousand Gals X \$1.01	34.34
Total Current Transactions		34.34
TOTAL BALANCE DUE		\$34.34



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Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	34.34
Total Balance Due	\$34.34
Due Date	12/08/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 23490954

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1200545	01530465
Please use the 15-digit number below when making a payment through your bank	
120054501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	10/6/2025	8034	11/5/2025	8462	30	428

Usage History
Reclaimed

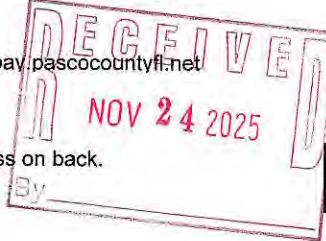
November 2025	428
October 2025	315
September 2025	207
August 2025	103
July 2025	174
June 2025	339
May 2025	298
April 2025	251
March 2025	136
February 2025	185
January 2025	268
December 2024	194

Transactions		
Previous Bill		318.15
Payment 11/06/25		-318.15 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	428 Thousand Gals X \$1.01	432.28
Total Current Transactions		432.28
TOTAL BALANCE DUE		\$432.28



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Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	432.28
Total Balance Due	\$432.28
Due Date	12/08/2025

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

The Total Due will be electronically transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 2556 BIRNEY RUN RECLAIM

Bill Number: 23490960

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

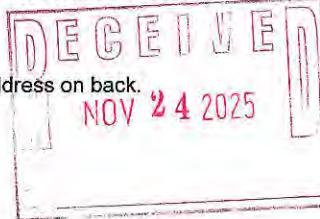
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	10/6/2025	631	11/5/2025	652	30	21

Usage History		Transactions		
Reclaimed				
November 2025	21	Previous Bill		11.11
October 2025	11	Payment	11/06/25	-11.11 CR
September 2025	7	Balance Forward		0.00
August 2025	6	Current Transactions		
July 2025	10	Reclaimed		
June 2025	16	Reclaimed	21 Thousand Gals X \$1.01	21.21
May 2025	22	Total Current Transactions		21.21
April 2025	0	TOTAL BALANCE DUE		
March 2025	0	\$21.21		
February 2025	18			
January 2025	36			
December 2024	40			



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Account #	1200690
Customer #	01530465
Balance Forward	0.00
Current Transactions	21.21
Total Balance Due	\$21.21
Due Date	12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 2903 GARDENER LANE - RECLAIM

Bill Number: 23490967

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	10/6/2025	215	11/5/2025	218	30	3

Usage History
Reclaimed

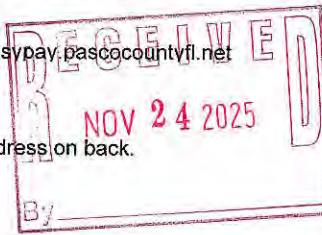
November 2025	3
October 2025	2
September 2025	1
August 2025	1
July 2025	16
June 2025	35
May 2025	21
April 2025	23
March 2025	23
February 2025	25
January 2025	20
December 2024	16

Transactions		
Previous Bill		2.02
Payment 11/06/25		-2.02 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	3 Thousand Gals X \$1.01	3.03
Total Current Transactions		3.03
TOTAL BALANCE DUE		\$3.03



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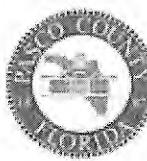
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Account #	1200805
Customer #	01530465
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	\$3.03
Due Date	12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 12/08/2025.

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2866 0 1
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TWO RIVERS NORTH CDD

Service Address: 35820 SUNFLOWER HILL DR RECLAIM #1

Bill Number: 23490962

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	10/6/2025	646	11/5/2025	707	30	61

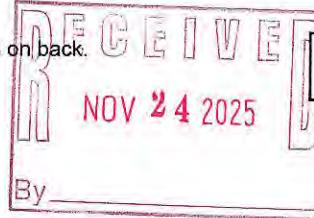
Usage History		Transactions	
Reclaimed			
November 2025	61	Previous Bill	20.20
October 2025	20	Payment 11/06/25	-20.20 CR
September 2025	16	Balance Forward	0.00
August 2025	16	Current Transactions	
July 2025	14	Reclaimed	
June 2025	26	Reclaimed	61 Thousand Gals X \$1.01
May 2025	28	Total Current Transactions	61.61
April 2025	8	TOTAL BALANCE DUE	
March 2025	18	\$61.61	
February 2025	14		
January 2025	33		
December 2024	174		



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Account # 1200705
Customer # 01541320
Balance Forward 0.00
Current Transactions 61.61

Total Balance Due \$61.61
Due Date 12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23493012

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

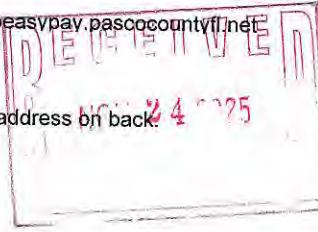
Account #	Customer #
1291525	01530465
Please use the 15-digit number below when making a payment through your bank	
129152501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	10/6/2025	1133	11/5/2025	1290	30	157

Usage History	Reclaimed	Transactions	
		Previous Bill	146.45
November 2025	157	Payment 11/06/25	-146.45 CR
October 2025	145		0.00
September 2025	151		
August 2025	134		
July 2025	111		
June 2025	97		
May 2025	72		
April 2025	72		
March 2025	86		
February 2025	94		
January 2025	86		
December 2024	85		
Balance Forward			
Current Transactions			
Reclaimed			
Reclaimed		157 Thousand Gals X \$1.01	158.57
Total Current Transactions			158.57
TOTAL BALANCE DUE			\$158.57

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Account #	1291525
Customer #	01530465
Balance Forward	0.00
Current Transactions	158.57
Total Balance Due	\$158.57
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23491210

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	10/6/2025	503	11/5/2025	508	30	5
Irrig Potable	232051286	10/6/2025	595	11/5/2025	603	30	8

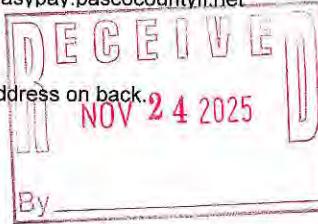
Usage History
Water

			Transactions	
November 2025	5	8	Previous Bill	345.69
October 2025	8	6	Payment 11/06/25	-345.69 CR
September 2025	5	8	Balance Forward	0.00
August 2025	7	6	Current Transactions	
July 2025	15	15	Water	
June 2025	8	32	Water Base Charge	63.99
May 2025	49	31	Water Tier 1	5.0 Thousand Gals X \$2.18
April 2025	62	23	Sewer	10.90
March 2025	67	26	Sewer Base Charge	163.47
February 2025	57	14	Sewer Charges	5.0 Thousand Gals X \$7.20
January 2025	31	30	Irrigation	36.00
December 2024	84	198	Water Base Charge	22.37
			Water Tier 1	8.0 Thousand Gals X \$3.47
			Total Current Transactions	27.76
				324.49
			TOTAL BALANCE DUE	\$324.49



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Account #	1218150
Customer #	01530465
Balance Forward	0.00
Current Transactions	324.49
Total Balance Due	\$324.49
Due Date	12/8/2025

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

The Total Due will be electronically
transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 35131 ACKLEY TRACE RECLAIM

Bill Number: 23490955

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	10/6/2025	298	11/5/2025	301	30	3

Usage History
Reclaimed

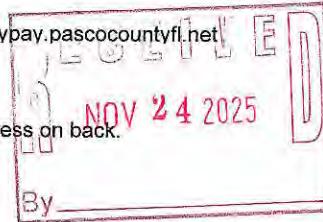
November 2025	3
October 2025	2
September 2025	14
August 2025	9
July 2025	10
June 2025	12
May 2025	11
April 2025	12
March 2025	9
February 2025	9
January 2025	15
December 2024	13

Transactions		
Previous Bill		2.02
Payment 11/06/25		-2.02 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	3 Thousand Gals X \$1.01	3.03
Total Current Transactions		3.03
TOTAL BALANCE DUE		\$3.03



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Account #	1200555
Customer #	01530465
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	\$3.03
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 35738 LOCKMAN WAY - RECLAIM

Bill Number: 23627524

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	11/5/2025	1290	12/5/2025	1456	30	166

Usage History
Reclaimed

December 2025	166
November 2025	157
October 2025	145
September 2025	151
August 2025	134
July 2025	111
June 2025	97
May 2025	72
April 2025	72
March 2025	86
February 2025	94
January 2025	86

Transactions		
Previous Bill		158.57
Payment 12/08/25		-158.57 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	166 Thousand Gals X \$1.01	167.66
Total Current Transactions		167.66
TOTAL BALANCE DUE		\$167.66



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DEC 24 2025

Account #	1291525
Customer #	01530465
Balance Forward	0.00
Current Transactions	167.66
Total Balance Due	\$167.66
Due Date	1/5/2026

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23625702

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	11/5/2025	508	12/5/2025	515	30	7
Irrig Potable	232051286	11/5/2025	603	12/5/2025	610	30	7

Usage History

Water			Transactions		
December 2025	7	7	Previous Bill		324.49
November 2025	5	8	Payment 12/08/25		-324.49 CR
October 2025	8	6	Balance Forward		0.00
September 2025	5	8	Current Transactions		
August 2025	7	6	Water		
July 2025	15	15	Water Base Charge		63.99
June 2025	8	32	Water Tier 1	7.0 Thousand Gals X \$2.18	15.26
May 2025	49	31	Sewer		
April 2025	62	23	Sewer Base Charge		163.47
March 2025	67	26	Sewer Charges	7.0 Thousand Gals X \$7.20	50.40
February 2025	57	14	Irrigation		
January 2025	31	30	Water Base Charge		22.37
			Water Tier 1	7.0 Thousand Gals X \$3.47	24.29
			Total Current Transactions		339.78
			TOTAL BALANCE DUE		\$339.78



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DEC 22 2025

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Account #	1218150
Customer #	01530465
Balance Forward	0.00
Current Transactions	339.78
Total Balance Due	\$339.78
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 2903 GARDENER LANE - RECLAIM

Bill Number: 23625459

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	11/5/2025	218	12/5/2025	222	30	4

Usage History		Transactions		
	Reclaimed			
December 2025	4	Previous Bill		3.03
November 2025	3	Payment 12/08/25		-3.03 C
October 2025	2	Balance Forward		0.00
September 2025	1	Current Transactions		
August 2025	1	Reclaimed		
July 2025	16	Reclaimed	4 Thousand Gals X \$1.01	4.04
June 2025	35	Total Current Transactions		4.04
May 2025	21	TOTAL BALANCE DUE		\$4.04
April 2025	23			
March 2025	23			
February 2025	25			
January 2025	20			



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Account #	1200805
Customer #	01530465
Balance Forward	0.00
Current Transactions	4.04
Total Balance Due	\$4.04
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 23625458

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	11/5/2025	667	12/5/2025	694	30	27

Usage History		Transactions		
Reclaimed				
December 2025	27	Previous Bill		25.25
November 2025	25	Payment 12/08/25		-25.25 CR
October 2025	16	Balance Forward		0.00
September 2025	10	Current Transactions		
August 2025	9	Reclaimed		
July 2025	27	Reclaimed	27 Thousand Gals X \$1.01	27.27
June 2025	42	Total Current Transactions		27.27
May 2025	35			
April 2025	41	TOTAL BALANCE DUE		\$27.27
March 2025	49			
February 2025	60			
January 2025	54			



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Account #	1200810
Customer #	01530465
Balance Forward	0.00
Current Transactions	27.27
Total Balance Due	\$27.27
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 35301 SUNFLOWER HILL DR - 1 INCH RECLAIM

Bill Number: 23625456

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1200785	01530465
Please use the 15-digit number below when making a payment through your bank	
120078501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	11/5/2025	171	12/5/2025	173	30	2

Usage History		Transactions	
Reclaimed			
December 2025	2	Previous Bill	3.03
November 2025	3	Payment 12/08/25	-3.03 CR
October 2025	0	Balance Forward	0.00
September 2025	1	Current Transactions	
August 2025	0	Reclaimed	
July 2025	1	Reclaimed	2 Thousand Gals X \$1.01
June 2025	1	Total Current Transactions	2.02
May 2025	1		
April 2025	1	TOTAL BALANCE DUE	\$2.02
March 2025	2		
February 2025	2		
January 2025	1		



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Account #	1200785
Customer #	01530465
Balance Forward	0.00
Current Transactions	2.02
Total Balance Due	\$2.02
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23625454

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	11/5/2025	8986	12/5/2025	9291	30	305

Usage History
Reclaimed

December 2025	305
November 2025	274
October 2025	316
September 2025	136
August 2025	6
July 2025	493
June 2025	288
May 2025	488
April 2025	592
March 2025	0
February 2025	398
January 2025	612

Transactions		
Previous Bill	276.74	
Payment 12/08/25	-276.74	CR
Balance Forward	0.00	
Current Transactions		
Reclaimed		
Reclaimed	305 Thousand Gals X \$1.01	308.05
Total Current Transactions	308.05	
TOTAL BALANCE DUE		\$308.05



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DEC 22 2025

Account #	1200710
Customer #	01530465
Balance Forward	0.00
Current Transactions	308.05
Total Balance Due	\$308.05
Due Date	1/5/2026

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

The Total Due will be electronically
transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 23625451

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	11/5/2025	1284	12/5/2025	1356	30	72

Usage History		Transactions		
Reclaimed				
December 2025	72	Previous Bill		38.38
November 2025	38	Payment 12/08/25		-38.38 CR
October 2025	0	Balance Forward		0.00
September 2025	0	Current Transactions		
August 2025	0	Reclaimed		
July 2025	1	Reclaimed	72 Thousand Gals X \$1.01	72.72
June 2025	5	Total Current Transactions		72.72
May 2025	82			
April 2025	99	TOTAL BALANCE DUE		\$72.72
March 2025	63			
February 2025	63			
January 2025	84			



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Account #	1200660
Customer #	01530465
Balance Forward	0.00
Current Transactions	72.72

Total Balance Due	\$72.72
Due Date	1/5/2026

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

The Total Due will be electronically
transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 23625452

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	11/5/2025	652	12/5/2025	673	30	21

Usage History		Transactions		
Reclaimed				
December 2025	21	Previous Bill		21.21
November 2025	21	Payment 12/08/25		-21.21 CR
October 2025	11	Balance Forward		0.00
September 2025	7	Current Transactions		
August 2025	6	Reclaimed		
July 2025	10	Reclaimed	21 Thousand Gals X \$1.01	21.21
June 2025	16	Total Current Transactions		21.21
May 2025	22	TOTAL BALANCE DUE		\$21.21
April 2025	0			
March 2025	0			
February 2025	18			
January 2025	36			



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Account #	1200690
Customer #	01530465
Balance Forward	0.00
Current Transactions	21.21
Total Balance Due	\$21.21
Due Date	1/5/2026

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

The Total Due will be electronically
transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: 34846 KIRCHER DR RECLAIM

Bill Number: 23625450

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1200655	01530465
Please use the 15-digit number below when making a payment through your bank	
120065501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	11/5/2025	431	12/5/2025	434	30	3

Usage History		Transactions		
Reclaimed				
December 2025	3	Previous Bill		4.04
November 2025	4	Payment 12/08/25		-4.04 CR
October 2025	3	Balance Forward		0.00
September 2025	4	Current Transactions		
August 2025	3	Reclaimed		
July 2025	5	Reclaimed	3 Thousand Gals X \$1.01	3.03
June 2025	6	Total Current Transactions		3.03
May 2025	6			
April 2025	6	TOTAL BALANCE DUE		\$3.03
March 2025	6			
February 2025	20			
January 2025	85			



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Account #	1200655
Customer #	01530465
Balance Forward	0.00
Current Transactions	3.03

Total Balance Due	\$3.03
Due Date	1/5/2026

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

The Total Due will be electronically
transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34643 KIRCHER DR RECLAIM**

Bill Number: 23625449

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199315	11/5/2025	29	12/5/2025	30	30	1

Usage History		Transactions		
	Reclaimed	Current Transactions		
December 2025	1	Reclaimed		
November 2025	0		1 Thousand Gals X \$1.01	1.01
October 2025	1			
September 2025	0			
August 2025	1	Total Current Transactions		1.01
July 2025	1	TOTAL BALANCE DUE		\$1.01
June 2025	2			
May 2025	2			
April 2025	2			
March 2025	1			
February 2025	0			
January 2025	0			



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Account #	1200650
Customer #	01530465
Balance Forward	0.00
Current Transactions	1.01
Total Balance Due	\$1.01
Due Date	1/5/2026

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

The Total Due will be electronically
transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 23625448

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1200615	01530465
Please use the 15-digit number below when making a payment through your bank	
120061501530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	11/5/2025	712	12/5/2025	717	30	5

Usage History		Transactions		
Reclaimed				
December 2025	5	Previous Bill		6.06
November 2025	6	Payment 12/08/25		-6.06 CR
October 2025	6	Balance Forward		0.00
September 2025	5	Current Transactions		
August 2025	7	Reclaimed		
July 2025	11	Reclaimed	5 Thousand Gals X \$1.01	5.05
June 2025	28	Total Current Transactions		5.05
May 2025	27	TOTAL BALANCE DUE		
April 2025	34	\$5.05		
March 2025	23			
February 2025	115			
January 2025	111			



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DEC 22 2025

Account #	1200615
Customer #	01530465
Balance Forward	0.00
Current Transactions	5.05

Total Balance Due	\$5.05
Due Date	1/5/2026

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

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

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 23625447

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1200560	01530465
Please use the 15-digit number below when making a payment through your bank	
120056001530465	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	11/5/2025	1293	12/5/2025	1317	30	24

Usage History
Reclaimed

		Transactions	
December 2025	24	Previous Bill	34.34
November 2025	34	Payment 12/08/25	-34.34 CR
October 2025	24	Balance Forward	0.00
September 2025	26	Current Transactions	
August 2025	20	Reclaimed	
July 2025	64	Reclaimed	24 Thousand Gals X \$1.01
June 2025	168	Total Current Transactions	24.24
May 2025	78		
April 2025	62	TOTAL BALANCE DUE	\$24.24
March 2025	47		
February 2025	38		
January 2025	59		



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Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	24.24

Total Balance Due	\$24.24
Due Date	1/5/2026

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

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 23625446

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1200555	01530465
Please use the 15-digit number below when making a payment through your bank	
	120055501530465

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	11/5/2025	301	12/5/2025	310	30	9

Usage History		Transactions		
Reclaimed				
December 2025	9	Previous Bill		3.03
November 2025	3	Payment	12/08/25	-3.03 CR
October 2025	2	Balance Forward		0.00
September 2025	14	Current Transactions		
August 2025	9	Reclaimed		
July 2025	10	Reclaimed	9 Thousand Gals X \$1.01	9.09
June 2025	12	Total Current Transactions		9.09
May 2025	11	TOTAL BALANCE DUE		\$9.09
April 2025	12			
March 2025	9			
February 2025	9			
January 2025	15			



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DEC 22 2025

Account #	1200555
Customer #	01530465
Balance Forward	0.00
Current Transactions	9.09

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Total Balance Due	\$9.09
Due Date	1/5/2026

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

The Total Due will be electronically
transferred on 01/05/2026.

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TWO RIVERS NORTH CDD

Service Address: 1920 WEBBSTONE WAY

Bill Number: 23626485

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	11/5/2025	4883	12/5/2025	5172	30	289

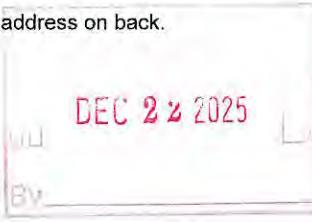
Usage History		Transactions		
Reclaimed				
December 2025	289	Previous Bill		338.35
November 2025	335	Payment	12/08/25	-338.35 CR
October 2025	491	Balance Forward		0.00
September 2025	170	Current Transactions		
August 2025	134	Reclaimed		
July 2025	427	Reclaimed	289 Thousand Gals X \$1.01	291.89
June 2025	409	Total Current Transactions		291.89
May 2025	184	TOTAL BALANCE DUE		
April 2025	187	\$291.89		
March 2025	502			
February 2025	668			
January 2025	713			



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Account #	1255145
Customer #	01547338
Balance Forward	0.00
Current Transactions	291.89
Total Balance Due	\$291.89
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 23625445

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	11/5/2025	8462	12/5/2025	8720	30	258

Usage History Reclaimed	Transactions		
	Previous Bill	Payment	432.28
December 2025 258			-432.28 CR
November 2025 428			
October 2025 315	Balance Forward		0.00
September 2025 207	Current Transactions		
August 2025 103	Reclaimed		
July 2025 174	Reclaimed	258 Thousand Gals X \$1.01	260.58
June 2025 339	Total Current Transactions		260.58
May 2025 298			
April 2025 251	TOTAL BALANCE DUE		\$260.58
March 2025 136			
February 2025 185			
January 2025 268			



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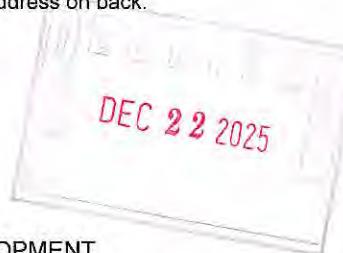
Account # 1200545
Customer # 01530465
Balance Forward 0.00
Current Transactions 260.58

Total Balance Due \$260.58
Due Date 1/5/2026

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

**The Total Due will be electronically
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TWO RIVERS NORTH CDD

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

Bill Number: 23625703

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	11/5/2025	1192	12/5/2025	1212	30	20
Irrig Potable	232051302	11/5/2025	388	12/5/2025	395	30	7

Usage History

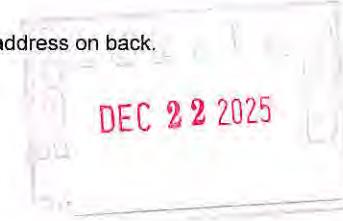
			Transactions	
	Water			
December 2025	20	7	Previous Bill	415.85
November 2025	14	10	Payment 12/08/25	-415.85 CR
October 2025	13	7	Balance Forward	0.00
September 2025	7	7	Current Transactions	
August 2025	13	5	Water	
July 2025	12	25	Water Base Charge	63.99
June 2025	13	75	Water Tier 1	20.0 Thousand Gals X \$2.18
May 2025	22	33	Sewer	43.60
April 2025	13	23	Sewer Base Charge	163.47
March 2025	11	17	Sewer Charges	20.0 Thousand Gals X \$7.20
February 2025	6	10	Irrigation	144.00
January 2025	4	13	Water Base Charge	22.37
			Water Tier 1	7.0 Thousand Gals X \$3.47
			Total Current Transactions	24.29
				461.72
			TOTAL BALANCE DUE	\$461.72



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Account #	1218160
Customer #	01547338
Balance Forward	0.00
Current Transactions	461.72

Total Balance Due	\$461.72
Due Date	1/5/2026

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

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TWO RIVERS NORTH CDD

Service Address: 35370 SUNFLOWER HILL DR - 1 INCH RECLAIM

Bill Number: 23625457

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

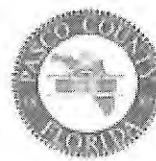
New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

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

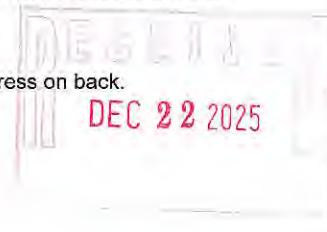
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	11/5/2025	519	12/5/2025	534	30	15

Usage History		Transactions		
Reclaimed				
December 2025	15	Previous Bill		9.09
November 2025	9	Payment	12/08/25	-9.09 CR
October 2025	4	Balance Forward		0.00
September 2025	6	Current Transactions		
August 2025	5	Reclaimed		
July 2025	19	Reclaimed	15 Thousand Gals X \$1.01	15.15
June 2025	36	Total Current Transactions		15.15
May 2025	46	TOTAL BALANCE DUE		
April 2025	48	\$15.15		
March 2025	52			
February 2025	52			
January 2025	46			



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Account #	1200790
Customer #	01547338
Balance Forward	0.00
Current Transactions	15.15
Total Balance Due	\$15.15
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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



4231 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: 2929 ANATA DR - 1 INCH RECLAIM

Bill Number: 23625455

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	11/5/2025	292	12/5/2025	295	30	3

Usage History		Transactions		
Reclaimed				
December 2025	3	Previous Bill		3.03
November 2025	3	Payment	12/08/25	-3.03 CR
October 2025	0	Balance Forward		0.00
September 2025	1	Current Transactions		
August 2025	1	Reclaimed		
July 2025	4	Reclaimed	3 Thousand Gals X \$1.01	3.03
June 2025	8	Total Current Transactions		3.03
May 2025	5			
April 2025	2	TOTAL BALANCE DUE		\$3.03
March 2025	1			
February 2025	1			
January 2025	49			



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

DEC 22 2025

Account #	1200775
Customer #	01547338
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	\$3.03
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.

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

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



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

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

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



2873 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: 35820 SUNFLOWER HILL DR RECLAIM #1

Bill Number: 23625453

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	11/5/2025	707	12/5/2025	769	30	62

Usage History		Transactions		
Reclaimed				
December 2025	62	Previous Bill		61.61
November 2025	61	Payment	12/08/25	-61.61 CR
October 2025	20	Balance Forward		
September 2025	16	Current Transactions		
August 2025	16	Reclaimed		
July 2025	14	Reclaimed		
June 2025	26	62 Thousand Gals X \$1.01		
May 2025	28	62.62		
April 2025	8	Total Current Transactions		
March 2025	18	62.62		
February 2025	14	TOTAL BALANCE DUE		
January 2025	33	\$62.62		



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account # 1200705
Customer # 01541320
Balance Forward 0.00
Current Transactions 62.62

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

Total Balance Due \$62.62
Due Date 1/5/2026

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

The Total Due will be electronically
transferred on 01/05/2026.

DEC 22 2025

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

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



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

Statement Date: November 24, 2025

Amount Due: \$438.35

Due Date: December 15, 2025

Account #: 221009326184

DO NOT PAY. Your account will be drafted on December 15, 2025

Account Summary

Current Service Period: October 16, 2025 - November 18, 2025

Previous Amount Due	\$81.23
Payment(s) Received Since Last Statement	-\$81.23

Current Month's Charges **\$438.35**

Amount Due by December 15, 2025 **\$438.35**

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

00006277-0014071-Page 1 of 4

Your Energy Insight



Your average daily THMS used was **7650% higher** than the same period last year.

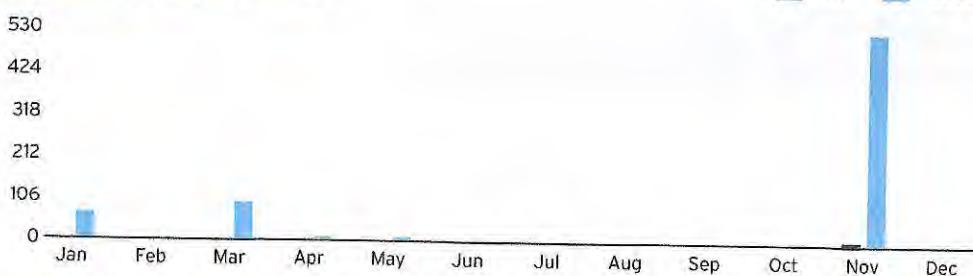


Your average daily THMS used was **7650% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



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



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

Account #: 221009326184

Due Date: December 15, 2025

Amount Due: \$438.35

Payment Amount: \$ _____

600000823014

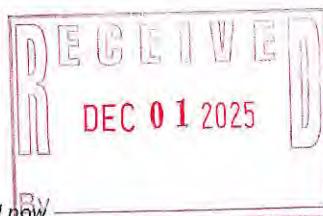
Your account will be

drafted on December 15, 2025

Pay your bill online at PeoplesGas.com

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

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



00006277 FTECO111242522442410 00000 02 00100000 13558 002

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

Mail payment to:

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

Make check payable to: TECO

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



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

Account #: 221009326184
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Meter Read

Service Period: Oct 16, 2025 - Nov 18, 2025

Rate Schedule: Small General Service - Transportation

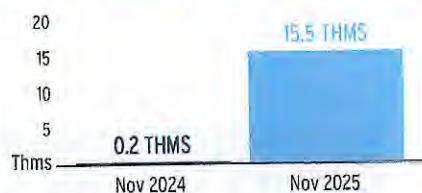
Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15824	11/18/2025	609	154	455 CCF	1.040	1.1168	528.5 Therms	34 Days

Charge Details

Natural Gas Charges

Customer Charge	\$43.07
Distribution Charge	\$327.92
Swing Service Charge	\$17.28
Florida Gross Receipts Tax	\$15.08
Natural Gas Service Cost	\$403.35

Avg THMS Used Per Day



Other Fees and Charges

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

Total Current Month's Charges **\$438.35**

Important Messages

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at PeoplesGas.com

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)

352-622-0111 (Ocala)

954-453-0777 (Broward)

305-940-0139 (Miami)

727-826-3333 (St. Petersburg)

407-425-4662 (Orlando)

904-739-1211 (Jacksonville)

877-832-6747 (All Other Counties)

Online:
PeoplesGas.com

Phone:
Commercial Customer Care: 866-832-6249

Hearing Impaired/TTY: 7-1-1

Natural Gas Outage: 877-832-6747

Natural Gas Energy Conservation Rebates: 877-832-6747

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



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

Statement Date: November 19, 2025

Amount Due: \$43.88

Due Date: December 10, 2025
Account #: 221009319981

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

Account Summary

Current Service Period: October 16, 2025 - November 18, 2025

Previous Amount Due \$43.07

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

Current Month's Charges \$43.88

Amount Due by December 10, 2025 \$43.88

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



Scan here to view
your account online.

Monthly Usage (Therms)



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



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

Account #: 221009319981

Due Date: December 10, 2025

Amount Due: \$43.88

Payment Amount: \$ _____

677310233925

Your account will be

drafted on December 10, 2025

00005957 FT ECO111192523125110 00000 02 00100000 12946 002

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

Mail payment to:

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

Make check payable to: TECO

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



Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Account #: 221009319981
Statement Date: November 19, 2025
Charges Due: December 10, 2025

Meter Read

Service Period: Oct 16, 2025 - Nov 18, 2025

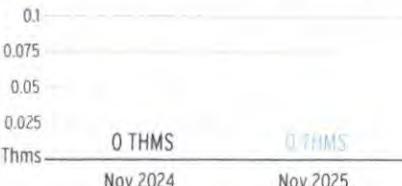
Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	Previous Reading	=	Measured Volume	x	BTU	x Conversion	=	Total Used	Billing Period
AKX15823	11/18/2025	130	129	=	1 CCF	x	1.040	x 1.1168	=	1.2 Therms	34 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$43.07
Distribution Charge	\$0.74
Swing Service Charge	\$0.04
Florida Gross Receipts Tax	\$0.03
Natural Gas Service Cost	\$43.88

Avg THMS Used Per Day



Important Messages

Total Current Month's Charges

\$43.88

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

Ways To Pay Your Bill

Bank Draft
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In-Person
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Mail A Check Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

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863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

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

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

Statement Date: December 19, 2025

Amount Due: \$43.88

Due Date: January 09, 2026

Account #: 221009319981

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 19, 2025 - December 17, 2025

Previous Amount Due	\$43.88
Payment(s) Received Since Last Statement	-\$43.88

Current Month's Charges **\$43.88**

Amount Due by January 09, 2026 **\$43.88**

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



Scan here to view
your account online.

It's the most
wonderful time
of the year for
**GIVING &
RECEIVING.**

Make a donation or find help
for your utility bill payment at
PeoplesGas.com/Share

Monthly Usage (Therms)



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



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

Account #: 221009319981

Due Date: January 09, 2026

Amount Due: \$43.88

Payment Amount: \$ _____

627927757040

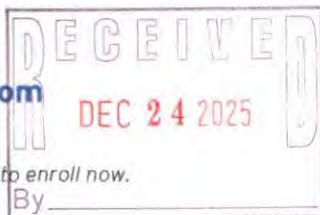
Your account will be

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



00006110 FTECO112192523183710 00000 02 00000000 13039 002

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

Mail payment to:

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

Make check payable to: TECO

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



Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Account #: 221009319981
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 19, 2025 - Dec 17, 2025

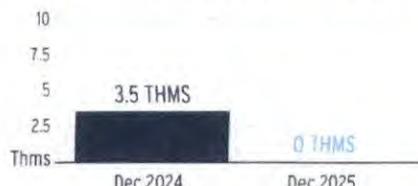
Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15823	12/17/2025	131	130	1 CCF	1.040	1.1168	1.2 Therms	29 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$43.07
Distribution Charge	\$0.74
Swing Service Charge	\$0.04
Florida Gross Receipts Tax	\$0.03
Natural Gas Service Cost	\$43.88

Avg THMS Used Per Day



Total Current Month's Charges **\$43.88**

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

Ways To Pay Your Bill



Bank Draft
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954-453-0777 (Broward)
305-940-0139 (Miami)
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877-832-6747 (All Other Counties)

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866-832-6249
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7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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

Statement Date: December 19, 2025

Amount Due: \$452.61

Due Date: January 09, 2026

Account #: 221009326184

DO NOT PAY. Your account will be drafted on January 09, 2026

Account Summary

Current Service Period: November 19, 2025 - December 17, 2025

Previous Amount Due	\$438.35
Payment(s) Received Since Last Statement	-\$438.35

Current Month's Charges **\$452.61**

Amount Due by January 09, 2026 **\$452.61**

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

00006109-0013731-Page 1 of 4

Your Energy Insight

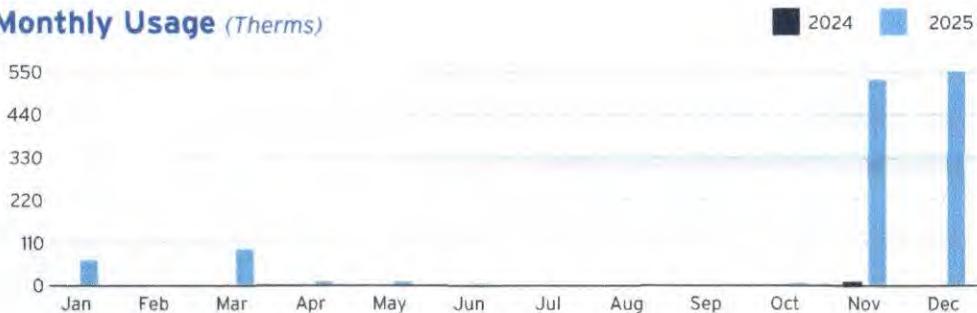


Your average daily THMS used was **21.94% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (Therms)



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

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

Account #: 221009326184

Due Date: January 09, 2026

Amount Due: \$452.61

Payment Amount: \$ _____

627927757058

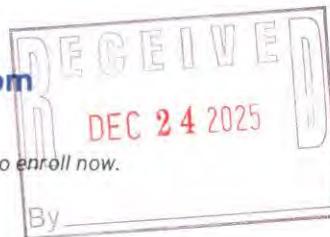
Your account will be drafted on January 09, 2026



Pay your bill online at PeoplesGas.com

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

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



00006109 FTECO112192523183710 00000 02 00000000 13038 002

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

Mail payment to:

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

Make check payable to: TECO

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



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

Account #: 221009326184
Statement Date: December 19, 2025
Charges Due: January 09, 2026

Meter Read

Service Period: Nov 19, 2025 - Dec 17, 2025

Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15824	12/17/2025	1,082	609	473 CCF	1,040	1.1168	549.4 Thems	29 Days

Charge Details

Natural Gas Charges	
Customer Charge	\$43.07
Distribution Charge	\$340.89
Swing Service Charge	\$17.97
Florida Gross Receipts Tax	\$15.68
Natural Gas Service Cost	\$417.61

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

Total Current Month's Charges	\$452.61
-------------------------------	----------

Avg THMS Used Per Day



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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at PeoplesGas.com



Mail A Check

Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

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866-689-6469

Contact Us

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863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

Online:

PeoplesGas.com

Phone:

Commercial Customer Care:

866-832-6249

Hearing Impaired/TTY:

7-1-1

Natural Gas Outage:

877-832-6747

Natural Gas Energy

Conservation Rebates:

877-832-6747



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 **12/10/2025**
Amount Due **494.93**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/05	12/05	77992	82301				4309

Comparative Usage Information

Period	Days	Average kWh Per Day
Dec 2025	30	144
Nov 2025	29	149
Dec 2024	29	131

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



2 0 1 5 8 4 8 9

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

Previous Balance
Payment
Balance Forward

496.29CR
0.00

Customer Charge **39.16**
Energy Charge 4,309 KWH @ 0.06090 **262.42**
Fuel Adjustment 4,309 KWH @ 0.04200 **180.98**
FL Gross Receipts Tax **12.37**

Total Current Charges **494.93**
Total Due **E.F.T.** **494.93**

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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: 12/10/2025

Use above space for address change ONLY.

District: OP07



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

Electronic Funds Transfer on or after **12/26/2025**
TOTAL CHARGES DUE **494.93**
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 **12/10/2025**
Amount Due **40.58**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

<u>From</u>	<u>To</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
<u>Date</u> 11/05	<u>Date</u> 12/05	<u>Reading</u> 43	<u>Reading</u> 47		4

Comparative Usage Information

Average kWh

<u>Period</u>	<u>Days</u>	<u>Per Day</u>
Dec 2025	30	0
Nov 2025	29	0
Dec 2024	0	0

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



2 0 1 5 8 4 8 9

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Previous Balance	40.48CR	40.48
Payment		0.00
Balance Forward		
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 12/26/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/10/2025

Use above space for address change ONLY.

District: OP07



2332688 OP07
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after 12/26/2025
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 **2332690** Cycle **07**
Meter Number **13066185**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **12/10/2025**
Amount Due **40.80**
Current Charges Due **01/05/2026**

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

<u>From</u>	<u>To</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
<u>Date</u> 11/05	<u>Date</u> 12/05		<u>Reading</u> 29274	<u>Reading</u> 29280	<u>6</u>

Comparative Usage Information

<u>Period</u>	<u>Average kWh</u>	
	<u>Days</u>	<u>Per Day</u>
Dec 2025	30	0
Nov 2025	29	0
Dec 2024	0	0

BILLS ARE DUE WHEN RENDERED
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2 0 1 5 8 4 8 9

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Previous Balance
Payment
Balance Forward

40.90
40.90CR
0.00

Customer Charge
Energy Charge 6 KWH @ 0.06090
Fuel Adjustment 6 KWH @ 0.04200
FL Gross Receipts Tax

39.16
0.37
0.25
1.02

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

40.80
40.80

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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District: OP07



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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	40.80
DO NOT PAY	



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

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

Bill Date **12/10/2025**
Amount Due **490.49**
Current Charges Due **01/05/2026**

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

<u>From</u>	<u>To</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
11/05 78983	12/05 83250				4267

Comparative Usage Information

Average kWh

<u>Period</u>	<u>Days</u>	<u>Per Day</u>
Dec 2025	30	142
Nov 2025	29	163
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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Previous Balance
Payment
Balance Forward

539.03CR

0.00

Customer Charge **39.16**
Energy Charge 4,267 KWH @ 0.06090 **259.86**
Fuel Adjustment 4,267 KWH @ 0.04200 **179.21**
FL Gross Receipts Tax **12.26**

Total Current Charges **490.49**
Total Due **E.F.T.** **490.49**



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Bill Date: 12/10/2025

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District: OP07



2332691

OP07

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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	490.49
DO NOT PAY	

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

Bill Date **12/10/2025**
Amount Due **40.80**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Average kWh	
	Days	Per Day
Dec 2025	30	0
Nov 2025	29	0
Mar 2025	22	0

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



2 0 1 5 8 4 8 9

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ELECTRIC SERVICE							
<u>From</u>	<u>To</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>		
<u>Date</u> 11/05	<u>Date</u> 12/05		<u>Reading</u> 33 39				<u>6</u>

Previous Balance	40.58CR	40.58
Payment		0.00
Balance Forward		
 Customer Charge	 39.16	
Energy Charge 6 KWH @ 0.06090	0.37	
Fuel Adjustment 6 KWH @ 0.04200	0.25	
FL Gross Receipts Tax	1.02	
 Total Current Charges	 40.80	
Total Due	E.F.T.	40.80

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.



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COOPERATIVE, INC.



Your Touchstone Energy® Cooperative
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Account Number **2338832** Cycle **07**
Meter Number **38547132**
Customer Number **20158489**
Customer Name **TWO RIVERS NORTH CDD**

Bill Date **12/10/2025**
Amount Due **40.80**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **35251 GRAVELLY DR**
Service Description **IRRIGATION 1**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE

<u>From</u>	<u>To</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
<u>Date</u> 11/05	<u>Date</u> 12/05		<u>Reading</u> 53 59		<u>6</u>

Comparative Usage Information

Average kWh

<u>Period</u>	<u>Days</u>	<u>Per Day</u>
Dec 2025	30	0
Nov 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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Previous Balance
Payment
Balance Forward

40.69CR

0.00

Customer Charge **39.16**
Energy Charge 6 KWH @ 0.06090 **0.37**
Fuel Adjustment 6 KWH @ 0.04200 **0.25**
FL Gross Receipts Tax **1.02**

Total Current Charges

40.80

Total Due **E.F.T.** **40.80**

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.

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COOPERATIVE, INC.



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District: OP07



2338832

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

OP07

Electronic Funds Transfer on or after 12/26/2025

TOTAL CHARGES DUE 40.80

DO NOT PAY

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

Bill Date **12/10/2025**
Amount Due **44.71**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
<u>Date</u> 11/05	<u>Date</u> 12/05		<u>Reading</u> 1109	<u>Reading</u> 1152	<u>kWh Used</u> 43

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	30	1
Nov 2025	29	2
Dec 2024	29	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

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Previous Balance	45.45
Payment	45.45CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 43 kWh @ 0.06090	2.62
Fuel Adjustment 43 kWh @ 0.04200	1.81
FL Gross Receipts Tax	1.12
Total Current Charges	44.71
Total Due	E.F.T.

Bill Date: 12/10/2025

Use above space for address change ONLY.

DEC 15 2025

District: OP07



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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	44.71
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

12/10/2025

40.69

Amount Due

01/05/2026

Current Charges Due

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/05	100	12/05	105				5

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	30	0
Nov 2025	29	0
Dec 2024	29	0

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



2 0 1 5 8 4 8 9

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Previous Balance

40.58CR

Payment

0.00

Balance Forward

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

Total amount will be electronically transferred on or after 12/26/2025.

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COOPERATIVE, INC.



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District: OP07



2277333

OP07

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

Electronic Funds Transfer on or after 12/26/2025

TOTAL CHARGES DUE 40.69

DO NOT PAY

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

Bill Date **12/10/2025**
Amount Due **40.80**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
<u>Date</u> 11/05	<u>Date</u> 12/05		<u>Reading</u> 138	<u>Reading</u> 144	<u>6</u>

Comparative Usage Information

Average kWh

Period	Days	Per Day
Dec 2025	30	0
Nov 2025	29	0
Dec 2024	29	0

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



2 0 1 5 8 4 8 9

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Previous Balance	40.69	40.69
Payment		40.69CR
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 6 KWH @ 0.06090	0.37	
Fuel Adjustment 6 KWH @ 0.04200	0.25	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.80
Total Due	E.F.T.	



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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 **12/10/2025**
Amount Due **4,444.12**
Current Charges Due **01/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

<u>Date</u>	<u>From</u> <u>Reading</u>	<u>Date</u>	<u>To</u> <u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
-------------	-------------------------------	-------------	-----------------------------	-------------------	---------------------	------------------	-----------------

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 1 5 8 4 8 9

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

Previous Balance
Payment
Balance Forward

4,444.12
4,444.12CR
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	4,444.12
E.F.T.	

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

DO NOT PAY

Total amount will be electronically transferred on or after 12/26/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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P.O. Box 278 • Dade City, Florida 33526-0278

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District: OP07



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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	4,444.12
DO NOT PAY	

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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 12/10/2025
Amount Due 4,038.21
Current Charges Due 01/05/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh

Period Days Per Day

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



2 0 1 5 8 4 8 9

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

Previous Balance
Payment
Balance Forward

4,038.21
4,038.21CR
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 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 12/26/2025.

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC. 

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

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Bill Date: 12/10/2025

Use above space for address change ONLY.

District: OP07



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

Electronic Funds Transfer on or after	12/26/2025
TOTAL CHARGES DUE	4,038.21
DO NOT PAY	

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Kelly Evans	x	\$200.00
4	Nick Dister	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 12/16/2025 11:12

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Kelly Evans	x	\$200.00
4	Nick Dister	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 12/16/2025 11:12

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

Invoice 1175

**BILL TO**

Two Rivers North-Childers
2005 Pan Am Cir
Tampa FL 33607

DATE
09/13/2025

PLEASE PAY
\$800.00

DUE DATE
10/13/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool deck cleaning	Pool furniture will be moved, and the surface will be pre-treated with 1% sodium hypochlorite and surfactant solution, surface cleaned, and post-treated with a 1% sodium hypochlorite and surfactant solution. The entirety of the pool deck will be cleaned.		800.00	800.00
				SUBTOTAL	800.00
				TAX	0.00
				TOTAL	800.00
				TOTAL DUE	\$800.00

THANK YOU.



3 FT 6 IN.

EXIT

POOL RULES
NURNS
DROP OFF AT 8A
SEEDS
PETS NOPE



Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Kelly Evans	x	\$200.00
4	Nick Dister	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 12/16/2025 11:12



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

Bill To	Ship To
Two Rivers North 2005 Pam Am Circle Ste Tampa, FL 33607	Two Rivers North 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

	Date	Invoice #	P.O#/Project ID	Terms	Due Date
	12/11/2025	21102			12/11/2025

QTY	Description
400	Proximity Tag (HID26 Format)
400	Credential Wallet Credit

Securiteam is now part of Safetouch Security!	Subtotal	\$2,780.00
	Sales Tax (0.0%)	\$0.00
	Total	\$2,780.00
	Payments/Credits	\$0.00
	Balance Due	\$2,780.00



13745 N. Nebraska Ave
Tampa, FL 33613
Phone: 813.909.7775

Billing Address	Install Address
Two Rivers North 2005 Pam Am Circle Ste Tampa, FL 33607	Two Rivers North 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Signature of Acceptance

Jayna Cooper

12-10-25

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Kelly Evans	x	\$200.00
4	Nick Dister	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 12/16/2025 11:12



Coastal Outdoor

Coastal Outdoor Services LLC

6101 Ike Smith Rd

Plant City, Florida 33565

United States

8137756994

www.coastaloutdoorfl.com

Invoice

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

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

Invoice Number: 3101
P.O./S.O. Number: childers
Invoice Date: November 26, 2025
Payment Due: December 11, 2025
Amount Due (USD): **\$6,900.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Lighting 500ft low voltage wire, 25 uplights with bulbs, housing, connection, 3 gfis. 2 photocells, repair christmas lights,	1	\$6,900.00	\$6,900.00
Total:			\$6,900.00
Amount Due (USD):			\$6,900.00

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/edqxys-mjy75q

Notes / Terms

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

Clarifications

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



Coastal Outdoor

Coastal Outdoor Services LLC

6101 Ike Smith Rd

Plant City, Florida 33565

United States

8137756994

www.coastaloutdoorfl.com

Invoice

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



Coastal Outdoor

Coastal Outdoor Services LLC

6101 Ike Smith Rd

Plant City, Florida 33565

United States

8137756994

www.coastaloutdoorfl.com

Invoice

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

19. Assumption of Risk:

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

Indemnification:

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

Insurance:

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

Limitation of Liability:

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

Exclusions

1. Any work or items not specifically included are excluded.

2. Finish grade and additional topsoil - if needed - not in proposal.

3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.

4. Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.

5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.

6. Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically if inspections are needed and additional work is needed.

7. Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

**Customer**

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

Wesley Chapel, FL 33544

Project/Job

Clubhouse Shellpath
 Estimate # 130361

Property / Project Address

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

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Clubhouse Shellpath Estimate # 130361	10/30/2025	11/14/2025	Net 15	

Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#130361 - Clubhouse Shellpath				\$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.

<u>LCE025: Tree/Plant Installation</u>				<u>\$950.70</u>
Crushed Shell (Coquina rock) installed (E) (Kit)	Cubic Yard	4.00	\$172.68	\$690.70
Enhancement Labor (Hide) (E) (Labor)				\$260.00

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

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	\$950.70
Sales Tax	\$0.00
Total	\$950.70
Credits/Payments	(\$0.00)
Balance Due	\$950.70



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

Estimate: #130361

<u>Customer Address</u>	<u>Billing Address</u>	<u>Physical Job Address</u>
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Inframark CCD Inframark Management Services 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544	Two Rivers North CDD A1 Durand Ct. Zephyrhills, FL 33541

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Clubhouse Shellpath	October 22, 2025	Robert J Trip	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 www.downtoearth.com/terms-and-conditions.



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

Estimate: #130361

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Proposed By:

Robert J Trip
Down to Earth

10/08/2025

Date

Agreed & Accepted By:

Jayna Cooper 10-20-25

Inframark

Date

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Site 1

BOOKING ID	84
INVOICE DATE	17th December 2025

CONTACT ADDRESS
Two Rivers North 2689 Widewater Way Zephyrhills fl 33541

DELIVERY ADDRESS
2689 Widewater Way Zephyrhills fl 33541

EVENT START TIME	EVENT END TIME
4:00PM 4th December 2025	7:00PM 4th December 2025

DESCRIPTION	AMOUNT
SNOW EVENTS	\$325.00
<hr/>	
DELIVERY	\$0.00
SUBTOTAL	\$937.00
TAX	\$0.00
BOOKING TOTAL	\$937.00
AMOUNT PAID	-\$468.50
AMOUNT DUE	\$468.50

[Pay \\$468.50 via Credit / Debit Card](#)



Tampa Holiday Lights

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

RECIPIENT:

Two Rivers North- Northwater and Childers

35820 Sunflower Hill Drive
Zephyrhills, Florida 33541

Invoice #7472

Issued	Dec 05, 2025
Due	Dec 20, 2025
Total	\$5,681.70
Portion of job	50.0% (\$5,681.70 of \$11,363.40)
Account Balance	\$5,681.70

2025 Holiday Lighting- - 2 of 2

Product/Service	Description	Item Total	Due this Invoice
Nov 26, 2025			
#A4 Labor-Columns	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$540.00	\$270.00
#A4 Wrap Columns	(12) Wrap Columns with white wire mini lights, 4" warm white light \$252 Extension Cord \$20 Timer \$25	\$178.20	\$89.10
#A5 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2025 season	\$1,500.00	\$750.00
#A5 Materials- Roofline Front and down sides	Location: Roofline front and sides of building Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	\$567.00	\$283.50
#A6 Labor- Roofline Back of building	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2025 season	\$375.00	\$187.50



Tampa Holiday Lights

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(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Item Total	Due this Invoice
#A6 Materials- Roofline Rear	Location: Back of building Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	\$216.00	\$108.00
#A7 Labor- Wreaths on both peaks	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$450.00	\$225.00
#A7 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	\$342.00	\$171.00
#B1 Labor-Garland Northwater Sign	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$450.00	\$225.00
#B1 Materials- Garland on Northwater Sign (4 Pieces)	- 9' x 18" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	\$360.00	\$180.00
#B2 Labor-Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$360.00	\$180.00
#B2 Materials- Wreath on Northwater Sign (2 Wreaths)	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	\$342.00	\$171.00



Tampa Holiday Lights

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

Product/Service	Description	Item Total	Due this Invoice
#B3 Labor-Lights on stone	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$360.00	\$180.00
#B3 C9 lighting lining top of monument	Location: Materials-C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s)	\$216.00	\$108.00
#C1 Labor- Roofline	Prep bulbs, wires, and clips Installation Custom cut extension cord Maintenance (For first three season if purchased) Removal and boxed Storage until 2025 season	\$1,125.00	\$562.50
#C1 Materials- Roofline	Location: Front and Sides of roofline Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	\$558.00	\$279.00
#C3 Labor-Wrap Columns	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$540.00	\$270.00
#C3 Wrap Columns	(12) Wrap Columns with white wire mini lights, 4" warm white light \$252 Extension Cord \$20 Timer \$25	\$175.20	\$87.60
#C4 Labor-Wreaths	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$450.00	\$225.00



Tampa Holiday Lights

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

Product/Service	Description	Item Total	Due this Invoice
#C4 Materials- Wreaths on dormers	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	\$171.00	\$85.50
#D1 Labor-Garland on Childers Sign	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$450.00	\$225.00
#D1 Materials- Garland on Sign (4 Pieces)	- 9' x 18" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	\$360.00	\$180.00
#D2 Labor-Lights on stone	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$360.00	\$180.00
#D2 C9 lighting lining top of monument	Location: Materials-C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s)	\$216.00	\$108.00
#D3 Labor-Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$360.00	\$180.00
#D3 Materials- Wreath (2)	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	\$342.00	\$171.00



Tampa Holiday Lights

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

Total	\$5,681.70
Account balance	\$5,681.70

Pay Now



Tampa Holiday Lights

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

Payment Schedule

Thank you for your business. Please contact us with any questions regarding this invoice.

This Invoice	50%	Second half Payment	\$5,681.70
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TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Page 3 of 4

Billing cycle 10/10/25 - 11/09/25

Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
10/23	10/23	0625102302597823	PAYMENTS - THANK YOU	-\$25.00

Cardholder activity**Total cardholder new activity: \$1,405.19**

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ Account number ending in 8900 Total: \$1,405.19				
10/11	10/12	24692165284109076332790	AMAZON MKTPL*NM10Y3CL0 Amzn.com/billWA	\$663.33
10/17	10/26	24692165290105060581998	SQ *BUBBLES N FOAM gosq.com FL	\$468.50
10/17	10/19	24137465291001317618350	PUBLIX #006 WESLEY CHAPEL FL	\$13.91
10/17	10/19	24943015291010188549831	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$114.35
10/17	10/19	24137465291001317618434	T J MAXX #1194 ZEPHYRHILLS FL	\$64.18
10/28	10/29	24692165301105290025144	AMAZON MKTPL*N401C5781 Amzn.com/billWA	\$42.79
10/28	10/30	24943015302010189674171	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$38.13

Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	0.00%	0.00000% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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Automatically pay your full statement balance, minimum payment or a set amount each month. Sign in to Truist online banking to set up recurring payments today.

Order Summary

Save

Order placed October 8, 2025 | Order # 113-5575974-4626601

Ship to
Jessy Perez
15138 21ST ST
DADE CITY, FL 33523-
2201
United States

Payment method
Visa ending in 8900
[View related transactions](#)

Order Summary
Item(s) Subtotal: \$619.93
Shipping & \$0.00
Handling:
Total before tax: \$619.93
Estimated tax to be \$43.40
collected:
Grand Total: \$663.33

Delivered October 11

Your package was delivered. It was handed directly to a resident.

Signed by: Jessy



SDADI Jumbo 4 in a Row Game, 4-to-Score Giant Game Set with Adjustable Height (2.5-3.5 FT) for Kids & Adults, Indoor/Outdoor Connect Game with Quick-Release Slider, Perfect for Family and Party Games

Sold by: Sdadi

Return window closed on November 10, 2025

\$89.99

Delivered October 11

Your package was delivered. It was handed directly to a resident.

Signed by: Jessy



SWOOC Games - Rustic Ring Toss Game (All Weather) - Easy Setup & Extra Games Included - Ring Toss Game for Adults - Outdoor Activities for Adults - Yard Toys for Kids - Backyard Fun - Outdoor Party

Sold by: SWOOC Games

Return window closed on November 10, 2025

\$79.99

Delivered October 11

Your package was delivered. It was handed directly to a resident.

Signed by: Jessy



JBL PartyBox Stage 320 - Portable Party Speaker with Telescopic Handle & Wide, Sturdy Wheels, Powerful JBL Pro Sound, Futuristic lightshow, Up to 18 Hours of Play time, Splash Proof (Black)

Sold by: Amazon.com

Supplied by: Other

Return window closed on November 10, 2025

\$449.95

122



Outlook

Receipt for your payment to BUBBLES N FOAM

From BUBBLES N FOAM <info@bubblesnfoam.com>

Date Fri 10/17/2025 1:06 PM

To Perez, Jesenia <jesenia.perez@inframark.com>

This Message Is From an External Sender

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

You sent a payment of \$468.50 to BUBBLES N FOAM:

- **Amount:** \$468.50
- **Booking ID:** 84
- **Paid By:** Jesenia Perez
- **Payment Name:** Received via Square
- **Date:** 17th October 2025, 17:55:14

Publix.

Shoppes at New Tampa
1920 County Road 581
Wesley Chapel, FL 33544-9262
(813) 994-4566
Store Manager: Michael Barton

Essentia Water 1 Liter F		
1 @ 2 for \$4.00		2.00
You saved: \$0.49		
Mr Clean Lq Fb M&R T		5.99
You saved: \$1.50		
A&H Bkng Soda 320z F		2.19
Wh Cleaning Vinegar Lemon T		3.09
You saved: \$0.50		
Subtotal		13.27
Sales Tax 7% - T		0.64
Total		13.91
Credit		13.91
Change		0.00

SAVINGS: \$2.49

Visa: *8900	\$13.91
Credit Card	Purchase
Auth/Trace: 08296G/044273	Chip Read
Reference: 002545592619	
A0000000031010	
VISA CREDIT	

10/17/2025 08:35AM
Thank you for shopping at store 0006
Your cashier today was Dylan.
4838, 0104, 197

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



**How doers
get more done.**

32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00052 62787 10/17/25 11:33 AM
SALE SELF CHECKOUT

662909124661 CONE <A>
28 IN. ORANGE PVC CONE
2@28.97 57.94
4715409150008 8IN BLK TI <A>
CE 8" BLACKUV RESIST CABLE TIE 100PK
2@11.98 23.96
073257132428 TRASH BAGS <A> 24.97
HUSKY 42G CONTRACTOR TRASHBAG 32PK

SUBTOTAL 106.87
SALES TAX 7.48
TOTAL \$114.35

XXXXXXXXXXXX8900 VISA USD\$ 114.35
AUTH CODE 07473G/1524428 TA
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK



8929 52 62787 10/17/2025 5440

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	01/15/2026



email receipt

Thanks for your recent purchase.
You've got great taste!

TOWN VIEW SC
7326 GALL BLVD
ZEPHYRHILLS, FL 33541
United States
813-782-2613

REGULAR SALE

83 - SEASONAL DEC 079037 \$29.99 T
83 - SEASONAL DEC 079043 \$29.99 T

Subtotal \$59.98
FL 7.000% Sales Tax \$4.20

Total \$64.18

VISA \$64.18

----- TRANSACTION RECORD -----

*****8900

PURCHASE

EXPIRES **/** CHIP

AUTH# 01116G

AID A0000000031010

APPLICATION LABEL VISA CREDIT

735942 579488 10-17-2025 21:22:01

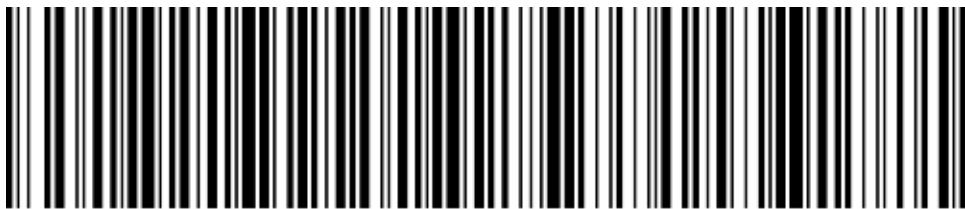
APPROVED

Change \$0.00

Refunds within 30 days with receipt. Store credit only with gift receipt. Other restrictions may apply.

FOR STORE USE

store#:81194 register#:3 txn#:9144 txn date#:2025-10-17 cashier#:1063



T11317L4T11611IN4C1741

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T.J.Maxx **Marshalls** **HOME SENSE** **Sierra** **HomeGoods**



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Order Summary

Save

Order placed October 27, 2025 | Order # 113-1846195-5187411

Ship to
Jessy Perez
15138 21ST ST
DADE CITY, FL 33523-
2201
United States

Payment method
Visa ending in 8900
[View related transactions](#)

Order Summary	
Item(s) Subtotal:	\$39.99
Shipping &	\$0.00
Handling:	
Total before tax:	\$39.99
Estimated tax to be collected:	\$2.80
Grand Total:	\$42.79

Delivered October 29

Package was left in a secure location



Wokceer Wedding Arch 8FT Round Backdrop Stand
Balloon Arch Stand White Circle Balloon Arch Frame
for Wedding Ceremony Birthday Party Anniversary
Valentine Celebration Decoration

Sold by: Wokceer-US

Return or replace items: Eligible through November 28,

2025

130

\$39.99



**How doers
get more done.**

32715 EILAND BLVD
WESLEY CHAPEL, FL 33545 (813)788-1642

8929 00061 17592 10/28/25 03:07 PM
SALE SELF CHECKOUT

751166866138 HDX 12 IN. X <A> 9.98
HDX 12 IN. X 12 IN. MICROFIBER ROLL
051141409528 3M HOOKS <A> 9.97
COMMAND CLEAR MED WIRE TOGGLE HK VP
051141370040 COMMAND UNIV <A> 9.93
COMMAND UNIVERSAL PICTURE HANGERS
059647911514 HDX CL VIN <A>
HDX CLEANING VINEGAR 64OZ
2@2.88 5.76

SUBTOTAL 35.64
SALES TAX 2.49
TOTAL \$38.13

XXXXXXXXXXXX8900 VISA USD\$ 38.13
AUTH CODE 03103G/0614701 TA
Contactless
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK



8929 61 17592 10/28/2025 4052

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/26/2026

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date 12/5/2025

Payable To Two Rivers North CDD

Total Check Amount **\$1,065,307.01**

Check Amount \$1,065,307.01

Check Description Series 2022 - FY 26 DS Portion of Collection

204-103200-1000

Special Instructions Mail to U.S. Bank with Directional Letter

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

Hanna Yi

Authorization

TWO RIVERS NORTH CDD

2026

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%

204

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date 12/15/2025

Payable To Two Rivers North CDD

Total Check Amount **\$27,023.00**

Check Amount \$27,023.00

Check Description Series 2022 - FY 26 DS Portion of Collection

204-103200-1000

Special Instructions Mail to U.S. Bank with Directional Letter

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

Hanna Yi

Authorization

TWO RIVERS NORTH CDD

2026

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%

204

TWO RIVERS NORTH CDD

DISTRICT CHECK REQUEST

Today's Date 12/18/2025

Payable To Two Rivers North CDD

Total Check Amount **\$17,786.32**

Check Amount \$17,786.32

Check Description Series 2022 - FY 26 DS Portion of Collection

204-103200-1000

Special Instructions Mail to U.S. Bank with Directional Letter

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

Hanna Yi

Authorization

TWO RIVERS NORTH CDD

2026

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%

204

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	-	-	TRNOR11052025 11/11/2025	1538	Interest
11/5/2025	1,951.21	1,046.90	904.31	-	TRNOR11052025 11/11/2025	1538	
11/6/2025	12,107.00	6,495.86	5,611.14	-	Ck #21130 - 10/27/25 11/11/2025	1538	Excess
11/7/2025	0.03	0.03	-	-	TRNOR11072025 11/11/2025	1538	Interest
11/13/2025	62,193.85	33,369.32	28,824.53	-	TRNOR11132025 11/17/2025	1532	
11/15/2025	44,053.98	23,636.61	20,417.37	-	TRNOR11152025 11/24/2025	1538	
11/25/2025	30,449.07	16,337.06	14,112.01	-	TRNOR11252025 12/05/2025	1548	
12/4/2025	2,268,133.15	1,216,938.15	1,051,195.00	-	TRNOR12042025 12/05/2025	1548	
12/11/2025	58,306.75	31,283.75	27,023.00	-	TRNOR12112025 12/15/2025	1550	
12/17/2025	38,377.03	20,590.71	17,786.32	-	TRNOR12172025 12/18/2025		
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
TOTAL	2,503,465.04	1,349,820.36	1,165,873.69				
Net Total on Roll	2,628,044.78						
Collection Surplus / (Deficit)	(124,579.74)						

*Two Rivers North
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022						GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND			
ASSETS								
Cash - Operating Account	\$ 1,175,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,175,356	
Due From Other Funds	-	-	38	-	-	-	38	
Investments:								
Acquisition & Construction Account	-	-	4,833	-	-	-	4,833	
Reserve Fund	-	608,939	-	-	-	-	608,939	
Revenue Fund	-	1,332,699	-	-	-	-	1,332,699	
Deposits	3,645	-	-	-	-	-	3,645	
Utility Deposits	318,868	-	-	-	-	-	318,868	
Fixed Assets								
Construction Work In Process	-	-	-	21,775,363	-	-	21,775,363	
Amount To Be Provided	-	-	-	-	17,635,000	17,635,000	17,635,000	
TOTAL ASSETS	\$ 1,497,869	\$ 1,941,638	\$ 4,871	\$ 21,775,363	\$ 17,635,000	\$ 42,854,741		
LIABILITIES								
Accounts Payable	\$ 31,884	\$ -	\$ 773,653	\$ -	\$ -	\$ -	805,537	
Due To Developer	318,726	-	-	-	-	-	318,726	
Bonds Payable	-	-	-	-	17,635,000	17,635,000	17,635,000	
Due To Other Funds	38	-	-	-	-	-	38	
TOTAL LIABILITIES	350,648	-	773,653	-	17,635,000	18,759,301		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					
	GENERAL FUND	SERIES 2022 FUND	CAPITAL FUND	GENERAL FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,941,638	-	-	-	1,941,638
Unassigned:	1,147,221	-	(768,782)	21,775,363	-	22,153,802
TOTAL FUND BALANCES	1,147,221	1,941,638	(768,782)	21,775,363	-	24,095,440
TOTAL LIABILITIES & FUND BALANCES	\$ 1,497,869	\$ 1,941,638	\$ 4,871	\$ 21,775,363	\$ 17,635,000	\$ 42,854,741

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

For the Period Ending December 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,509	\$ 2,509	0.00%
Special Assmnts- Tax Collector	1,500,047	1,349,820	(150,227)	89.99%
Other Miscellaneous Revenues	-	1,000	1,000	0.00%
TOTAL REVENUES	1,500,047	1,353,329	(146,718)	90.22%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ - Dissemination Services	5,000	2,750	2,250	55.00%
ProfServ - Technology Services	1,200	300	900	25.00%
ProfServ - Recording Secretary	4,500	1,125	3,375	25.00%
ProfServ-Tax Collector	-	1,594	(1,594)	0.00%
Trustee Fees	6,500	3,030	3,470	46.62%
ProfServ - Field Services	18,000	4,500	13,500	25.00%
ProfServ - Assessment Roll	5,000	1,250	3,750	25.00%
District Counsel	25,000	16,229	8,771	64.92%
District Engineer	9,500	1,351	8,149	14.22%
ProfServ - Administrative Services	5,500	1,375	4,125	25.00%
ProfServ - District Manager	25,000	6,250	18,750	25.00%
ProfServ - Accounting Services	12,000	3,000	9,000	25.00%
Auditing Services	6,000	-	6,000	0.00%
ADA Website Compliance	1,500	200	1,300	13.33%
Postage, Phone, Faxes, Copies, Mailings	1,000	53	947	5.30%
ProfServ - Rentals & Leases	1,200	545	655	45.42%
General Liability Insurance	3,346	3,652	(306)	109.15%
Public Officials Insurance	2,738	2,580	158	94.23%
Property & Casualty Insurance	30,244	28,702	1,542	94.90%
Crime Insurance	500	-	500	0.00%
Insurance - Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	786	2,714	22.46%
Bank Fees	200	748	(548)	374.00%
Meeting Expense	500	163	337	32.60%
ProfServ - Website Administration	2,400	400	2,000	16.67%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	185,003	82,358	102,645	44.52%

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

For the Period Ending December 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Internet	1,800	600	1,200	33.33%
Water Utility Services	20,000	6,351	13,649	31.76%
Gas	10,000	994	9,006	9.94%
Electric Utility Services	45,000	4,346	40,654	9.66%
Streetlights	190,000	25,460	164,540	13.40%
Total Electric Utility Services	266,800	37,751	229,049	14.15%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Debris Cleanup	9,000	-	9,000	0.00%
Contracts - Landscape	477,000	116,178	360,822	24.36%
Landscape - Plant Replacement Program	45,000	-	45,000	0.00%
Boundary Walls Maintenance	30,000	-	30,000	0.00%
Landscape - Annuals	18,000	9,874	8,126	54.86%
Landscape - Mulch	35,000	-	35,000	0.00%
Trail Maintenance	13,574	20,789	(7,215)	153.15%
Tree Trimming	10,000	670	9,330	6.70%
Irrigation Maintenance	30,000	3,284	26,716	10.95%
Entry/Gate/Walls Maintenance	10,000	6,900	3,100	69.00%
Aquatic Maintenance - Contract	36,120	9,030	27,090	25.00%
Total Other Physical Environment	722,694	166,725	555,969	23.07%
<u>Road and Street Facilities</u>				
Sidewalk, Pavement, Signage Repairs	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
<u>Parks and Recreation</u>				
Pool - Onsite Monitor	24,000	-	24,000	0.00%
Pest Control - Amenity	2,400	1,190	1,210	49.58%
Contract - Facility Janitorial	20,000	9,000	11,000	45.00%
Pool - Contract	40,000	10,725	29,275	26.81%
Security Monitoring Services	12,000	-	12,000	0.00%
Amenity Onsite Staff	87,550	21,888	65,662	25.00%
Facility Janitorial Supplies/Other	3,000	-	3,000	0.00%
Pool - R&M	6,000	-	6,000	0.00%
Amenity R&M	20,000	462	19,538	2.31%
Security Camera R&M	4,000	-	4,000	0.00%
Access Control R&M	10,000	3,093	6,907	30.93%
Special Events	10,000	6,945	3,055	69.45%
Office Supplies	1,000	-	1,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	240,550	53,303	187,247	22.16%

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

For the Period Ending December 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Miscellaneous Contingency	20,000	11,589	8,411	57.95%
Total Contingency	55,000	11,589	43,411	21.07%
TOTAL EXPENDITURES	1,500,047	351,726	1,148,321	23.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,001,603	1,001,603	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Contributions-Private	-	198	198	0.00%
TOTAL FINANCING SOURCES (USES)	-	198	198	0.00%
Net change in fund balance	<u>\$</u> -	<u>\$</u> 1,001,801	<u>\$</u> 1,001,801	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		145,420		
FUND BALANCE, ENDING		<u>\$ 1,147,221</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2022 Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,770	\$ 9,770	0.00%
Special Assmnts- Tax Collector	-	1,165,874	1,165,874	0.00%
Special Assmnts- CDD Collected	1,215,334	-	(1,215,334)	0.00%
TOTAL REVENUES	1,215,334	1,175,644	(39,690)	96.73%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	315,000	-	315,000	0.00%
Interest Expense	900,334	453,809	446,525	50.40%
Total Debt Service	1,215,334	453,809	761,525	37.34%
TOTAL EXPENDITURES	1,215,334	453,809	761,525	37.34%
Excess (deficiency) of revenues				
Over (under) expenditures	-	721,835	721,835	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,219,803		
FUND BALANCE, ENDING		<u>\$ 1,941,638</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2022 Capital Projects Fund (304)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 44	\$ 44	0.00%
TOTAL REVENUES	-	44	44	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures				
FUND BALANCE, BEGINNING (OCT 1, 2025)		(768,826)		
FUND BALANCE, ENDING		<u>\$ (768,782)</u>		

Bank Account Statement

Thursday, January 8, 2026
Page 1

Two Rivers North CDD

Bank Account No. 5652

Statement No. 12_25

Statement Date

12/31/2025

G/L Account No. 101001 Balance	1,175,355.97	Statement Balance	1,183,343.21
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,175,355.97	Subtotal	1,183,343.21
Negative Adjustments	0.00	Outstanding Checks	-7,987.24
Ending G/L Balance	1,175,355.97	Ending Balance	1,175,355.97

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/04/2025	JE000807	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments		2,268,133.15	2,268,133.15	0.00
12/10/2025	JE000812	Special Assmnts-Tax Collector	FY2026 Tax-Roll Revenue		58,306.75	58,306.75	0.00
12/16/2025	JE000813	Other Miscellaneous Revenues	Teem Multiservices, Inc. - Ck #1011 - 09/02/2025 - Clubhouse Rental - 6 Hours	150.00		150.00	0.00
12/16/2025	JE000814	Other Miscellaneous Revenues	Ebrada - Ck #1539 09/02/2025 - Clubhouse Re Western Union MO - 22-	150.00		150.00	0.00
12/16/2025	JE000815	Other Miscellaneous Revenues	108410652 10/17/2025 - Clubhouse Rental - 6 Hours	100.00		100.00	0.00
12/16/2025	JE000816	Other Miscellaneous Revenues	Matthew Wetsel - Ck #3012 10/31/2025 - Pool Pass	25.00		25.00	0.00
12/16/2025	JE000817	Other Miscellaneous Revenues	Zaid Shahin - Ck #177 11/21/2025 - Key Fob - 35007 Brackett Bend	25.00		25.00	0.00
12/16/2025	JE000818	Other Miscellaneous Revenues	Rafael Castanheira - MO #19-778588645 11/21/2025 - Key Fob - 286	25.00		25.00	0.00
12/17/2025	JE000819	Special Assmnts-Tax Collector	FY2026 Tax-Roll Revenue	38,377.03		38,377.03	0.00
12/29/2025	JE000820	Capital Contributions-Private	Withlacoochee River Electric Cooperative - Ck #01326439 12/01/2025 - C	198.25		198.25	0.00
12/31/2025	JE000823	Interest - Investments	Interest Earned	1,992.22		1,992.22	0.00
Total Deposits					2,367,482.40	2,367,482.40	0.00
Checks							
11/11/2025	Payment	1522	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,750.00	-3,750.00	0.00
11/18/2025	Payment	1531	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00

Bank Account Statement

Thursday, January 8, 2026
Page 2

Two Rivers North CDD

Bank Account No. 5652

Statement No. 12_25

Statement Date

12/31/2025

11/25/2025	Payment	1533	FUENTES FABULOUS FUN	Check for Vendor V00079	-970.00	-970.00	0.00
11/25/2025	Payment	1534	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005	-727.38	-727.38	0.00
11/25/2025	Payment	1535	TIMES PUBLISHING COM	Check for Vendor V00006	-644.40	-644.40	0.00
12/03/2025	Payment	1536	A-TECH CONSULTING, INC	Check for Vendor V00061	-312.50	-312.50	0.00
12/03/2025	Payment	1537	INFRAMARK LLC	Check for Vendor V00016	-28,972.27	-28,972.27	0.00
12/03/2025	Payment	1538	TWO RIVERS NORTH CDD	Check for Vendor V00008	-65,607.77	-65,607.77	0.00
12/08/2025	Payment	300217	TECO TAMPA ELECTRIC	Inv: 112425-221009326184	-438.35	-438.35	0.00
12/08/2025	Payment	300218	PASCO COUNTY UTILITIES SERVICE	Inv: 23490965-ACH	-3.03	-3.03	0.00
12/08/2025	Payment	300219	PASCO COUNTY UTILITIES SERVICE	Inv: 23490968-ACH	-25.25	-25.25	0.00
12/08/2025	Payment	300220	PASCO COUNTY UTILITIES SERVICE	Inv: 23491686-ACH	-338.35	-338.35	0.00
12/08/2025	Payment	300221	PASCO COUNTY UTILITIES SERVICE	Inv: 23490961-ACH	-38.38	-38.38	0.00
12/08/2025	Payment	300222	PASCO COUNTY UTILITIES SERVICE	Inv: 23490963-ACH	-276.74	-276.74	0.00
12/08/2025	Payment	300223	PASCO COUNTY UTILITIES SERVICE	Inv: 23490964-ACH	-3.03	-3.03	0.00
12/08/2025	Payment	300224	PASCO COUNTY UTILITIES SERVICE	Inv: 23490966-ACH	-9.09	-9.09	0.00
12/08/2025	Payment	300225	PASCO COUNTY UTILITIES SERVICE	Inv: 23491211-ACH	-415.85	-415.85	0.00
12/08/2025	Payment	300226	PASCO COUNTY UTILITIES SERVICE	Inv: 23490959-ACH	-4.04	-4.04	0.00
12/08/2025	Payment	300227	PASCO COUNTY UTILITIES SERVICE	Inv: 23490958-ACH	-6.06	-6.06	0.00
12/08/2025	Payment	300228	PASCO COUNTY UTILITIES SERVICE	Inv: 23490956-ACH	-34.34	-34.34	0.00
12/08/2025	Payment	300229	PASCO COUNTY UTILITIES SERVICE	Inv: 23490954-ACH	-432.28	-432.28	0.00
12/08/2025	Payment	300230	PASCO COUNTY UTILITIES SERVICE	Inv: 23490960-ACH	-21.21	-21.21	0.00
12/08/2025	Payment	300231	PASCO COUNTY UTILITIES SERVICE	Inv: 23490967-ACH	-3.03	-3.03	0.00
12/08/2025	Payment	300232	PASCO COUNTY UTILITIES SERVICE	Inv: 23490962-ACH	-61.61	-61.61	0.00
12/08/2025	Payment	300233	PASCO COUNTY UTILITIES SERVICE	Inv: 23493012-ACH	-158.57	-158.57	0.00
12/08/2025	Payment	300234	PASCO COUNTY UTILITIES SERVICE	Inv: 23491210-ACH	-324.49	-324.49	0.00
12/08/2025	Payment	300235	CHARTER COMMUNICATION S	Inv: 1665027112425-ACH	-99.99	-99.99	0.00
12/08/2025	Payment	300236	TECO TAMPA ELECTRIC	Inv: 111925-221009319981	-43.88	-43.88	0.00
12/10/2025	Payment	1539	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
12/10/2025	Payment	1540	COASTAL OUTDOOR SERVICES LLC	Check for Vendor V00081	-6,900.00	-6,900.00	0.00

Bank Account Statement

Thursday, January 8, 2026
Page 3

Two Rivers North CDD

Bank Account No. 5652

Statement No. 12_25

Statement Date

12/31/2025

12/10/2025	Payment	1541	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-72,913.45	-72,913.45	0.00
12/10/2025	Payment	1542	INFRAMARK LLC	Check for Vendor V00016	-14,127.51	-14,127.51	0.00
12/10/2025	Payment	1543	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,500.00	-3,500.00	0.00
12/10/2025	Payment	1544	SITEX AQUATICS STANTEC	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
12/10/2025	Payment	1545	CONSULTING SERVICES	Check for Vendor V00020	-749.50	-749.50	0.00
12/10/2025	Payment	1546	STRALEY ROBIN VERICKER	Check for Vendor V00007	-12,449.00	-12,449.00	0.00
12/10/2025	Payment	1547	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
12/10/2025	Payment	1548	TWO RIVERS NORTH CDD	Check for Vendor V00008	-1,065,307.01	-1,065,307.01	0.00
12/10/2025	Payment	300237	PASCO COUNTY UTILITIES SERVICE	Inv: 23490955-ACH	-3.03	-3.03	0.00
12/16/2025	Payment	1549	NEXTERA ENERGY	Check for Vendor V00059	-3.21	-3.21	0.00
12/16/2025	Payment	1550	TWO RIVERS NORTH CDD	Check for Vendor V00008	-27,023.00	-27,023.00	0.00
12/16/2025	Payment	1551	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
12/16/2025	Payment	1552	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
12/16/2025	Payment	1553	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
12/16/2025	Payment	1554	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
12/17/2025	Payment	1555	SAFE TOUCH LLC	Check for Vendor V00054	-2,780.00	-2,780.00	0.00
12/17/2025	Payment	1557	TAMPA HOLIDAY LIGHTING, LLC	Check for Vendor V00074	-5,681.70	-5,681.70	0.00
12/18/2025	Payment	1558	TWO RIVERS NORTH CDD	Check for Vendor V00008	-17,786.32	-17,786.32	0.00
12/23/2025	Payment	1559	NATURE COAST INFLATABLES LLC	Check for Vendor V00090	-468.50	-468.50	0.00
12/24/2025	Payment	300238	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2296250-ACH	-494.93	-494.93	0.00
12/24/2025	Payment	300239	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2332688-ACH	-40.58	-40.58	0.00
12/24/2025	Payment	300240	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2332690-ACH	-40.80	-40.80	0.00
12/24/2025	Payment	300241	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2332691-ACH	-490.49	-490.49	0.00
12/24/2025	Payment	300242	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2338828-ACH	-40.80	-40.80	0.00
12/24/2025	Payment	300243	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2338832-ACH	-40.80	-40.80	0.00
12/24/2025	Payment	300244	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2277327-ACH	-44.71	-44.71	0.00
12/24/2025	Payment	300245	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2277332-ACH	-52.51	-52.51	0.00
12/24/2025	Payment	300246	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2277333	-40.69	-40.69	0.00
12/24/2025	Payment	300247	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2277341-ACH	-40.80	-40.80	0.00
12/24/2025	Payment	300248	WITHLACOOCHEE RIVER ELECTRIC	Inv: 121025-2288834	-4,444.12	-4,444.12	0.00

Bank Account Statement

Thursday, January 8, 2026
Page 4

Two Rivers North CDD

Bank Account No. 5652

Statement No. 12_25

Statement Date

12/31/2025

12/24/2025	Payment	300249	WITHLACOOCHEE RIVER ELECTRIC CHARTER	Inv: 121025-2288838-ACH	-4,038.21	-4,038.21	0.00
12/24/2025	Payment	300269	COMMUNICATIONS	Inv: 1669019120725-ACH	-99.99	-99.99	0.00
12/30/2025	Payment	100000A	INFRAMARK LLC	Inv: 166743	-97.94	-97.94	0.00
12/18/2025		JE000821	Bank Fees	Return Deposit Item Fee -	-25.00	-25.00	0.00
12/23/2025	Payment	DD343	TRUIST - CC	Payment of Invoice 001744	-895.86	-895.86	0.00
12/22/2025		JE000822	Bank Fees	Bank Fees	-226.61	-226.61	0.00
Total Checks					-1,351,548.96	-1,351,548.96	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/07/2025	Payment	1521	SPEAREM ENTERPRISES, LLC	Check for Vendor V00076	-225.00
12/01/2025	Payment	300216	TRUIST - CC	Inv: 110925-1013	-1,405.19
12/17/2025	Payment	1556	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,780.40
12/24/2025	Payment	300250	PASCO COUNTY UTILITIES SERVICE	Inv: 23627524-ACH	-167.66
12/24/2025	Payment	300251	PASCO COUNTY UTILITIES SERVICE	Inv: 23625702-ACH	-339.78
12/24/2025	Payment	300252	PASCO COUNTY UTILITIES SERVICE	Inv: 23625459-ACH	-4.04
12/24/2025	Payment	300253	PASCO COUNTY UTILITIES SERVICE	Inv: 23625458-ACH	-27.27
12/24/2025	Payment	300254	PASCO COUNTY UTILITIES SERVICE	Inv: 23625456-ACH	-2.02
12/24/2025	Payment	300255	PASCO COUNTY UTILITIES SERVICE	Inv: 23625454-ACH	-308.05
12/24/2025	Payment	300256	PASCO COUNTY UTILITIES SERVICE	Inv: 23625451-ACH	-72.72
12/24/2025	Payment	300257	PASCO COUNTY UTILITIES SERVICE	Inv: 23625452-ACH	-21.21
12/24/2025	Payment	300258	PASCO COUNTY UTILITIES SERVICE	Inv: 23625450-ACH	-3.03
12/24/2025	Payment	300259	PASCO COUNTY UTILITIES SERVICE	Inv: 23625449-ACH	-1.01
12/24/2025	Payment	300260	PASCO COUNTY UTILITIES SERVICE	Inv: 23625448-ACH	-5.05
12/24/2025	Payment	300261	PASCO COUNTY UTILITIES SERVICE	Inv: 23625447	-24.24
12/24/2025	Payment	300262	PASCO COUNTY UTILITIES SERVICE	Inv: 23625446-ACH	-9.09
12/24/2025	Payment	300263	PASCO COUNTY UTILITIES SERVICE	Inv: 23626485-ACH	-291.89
12/24/2025	Payment	300264	PASCO COUNTY UTILITIES SERVICE	Inv: 23625445-ACH	-260.58
12/24/2025	Payment	300265	PASCO COUNTY UTILITIES SERVICE	Inv: 23625703-ACH	-461.72
12/24/2025	Payment	300266	PASCO COUNTY UTILITIES SERVICE	Inv: 23625457-ACH	-15.15

Bank Account Statement

Two Rivers North CDD

Thursday, January 8, 2026
Page 5

Bank Account No. 5652

Statement No. 12_25

Statement Date 12/31/2025

12/24/2025	Payment	300267	PASCO COUNTY UTILITIES SERVICE	Inv: 23625455-ACH	-3.03
12/24/2025	Payment	300268	PASCO COUNTY UTILITIES SERVICE	Inv: 23625453-ACH	-62.62
12/30/2025	Payment	300270	TECO TAMPA ELECTRIC	Inv: 121925-26184--ACH	-452.61
12/30/2025	Payment	300271	TECO TAMPA ELECTRIC	Inv: 121925-19981-ACH	-43.88
Total Outstanding Checks					-7,987.24

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100000A	12/30/25	INFRAMARK LLC	166743	NOV 25-RENTAL & POSTAGE	ProfServ - Rentals & Leases	544025-51301	\$81.59
001	100000A	12/30/25	INFRAMARK LLC	166743	NOV 25-RENTAL & POSTAGE	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$16.35
001	1536	12/03/25	A-TECH CONSULTING, INC	28371	NOV 25-RECONNECTED NVR	Access Control R&M	546998-57201	\$312.50
001	1537	12/03/25	INFRAMARK LLC	159322	MEETING ROOM & POSTAGE AUGUST 2025	ProfServ - Rentals & Leases	544025-51301	\$199.71
001	1537	12/03/25	INFRAMARK LLC	159322	MEETING ROOM & POSTAGE AUGUST 2025	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$11.10
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Administrative Services	531148-51301	\$458.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Rentals & Leases	544025-51301	\$100.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Technology Services	531020-51101	\$100.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Website Administration	549936-51301	\$200.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - District Manager	531150-51301	\$2,083.33
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Dissemination Services	531012-51301	\$417.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Recording Secretary	531036-51301	\$375.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Assessment Roll	531141-51301	\$416.67
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	ProfServ - Field Services	531122-51301	\$1,500.00
001	1537	12/03/25	INFRAMARK LLC	160742	OCT 25-DISTRICT MANAGEMENT	Amenity Onsite Staff	534215-57201	\$7,296.00
001	1537	12/03/25	INFRAMARK LLC	161891	SEPT 25-POSTAGE	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$5.18
001	1537	12/03/25	INFRAMARK LLC	161892	SEPT 25-AC SVS, MEETING SPACE	Miscellaneous Contingency	549900-58200	\$225.93
001	1537	12/03/25	INFRAMARK LLC	161892	SEPT 25-AC SVS, MEETING SPACE	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$13.39
001	1537	12/03/25	INFRAMARK LLC	161892	SEPT 25-AC SVS, MEETING SPACE	Meeting Expense	549800-51301	\$163.18
001	1537	12/03/25	INFRAMARK LLC	161892	SEPT 25-AC SVS, MEETING SPACE	Amenity R&M	546176-57201	\$461.95
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Administrative Services	531148-51301	\$458.33
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Rentals & Leases	544025-51301	\$100.00
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Technology Services	531020-51101	\$100.00
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - District Manager	531150-51301	\$2,083.33
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Dissemination Services	531012-51301	\$416.67
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ADA Website Compliance	534397-51301	\$200.00
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Assessment Roll	531141-51301	\$416.67
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Field Services	531122-51301	\$1,500.00
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	Amenity Onsite Staff	534215-57201	\$7,295.83
001	1537	12/03/25	INFRAMARK LLC	163564	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Recording Secretary	531036-51301	\$375.00
001	1539	12/10/25	ALCHEMY POOL SERVICE LLC	000788	11/30/25-12/27/25 POOL SERVICES	Pool - Contract	534149-57201	\$3,000.00
001	1540	12/10/25	COASTAL OUTDOOR SERVICES LLC	3101	NOV 25-ELECTRICIAN LIGHTING	Entry/Gate/Walls Maintenance	546992-53908	\$6,900.00
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	157177	NOV 25-A2 CONTRACT	Contracts - Landscape	534171-53908	\$17,810.89
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	157167	NOV 25-NORTHWATER CONTRACT	Contracts - Landscape	534171-53908	\$6,884.80
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	157168	NOV 25-CHILDERNS CONTRACT	Contracts - Landscape	534171-53908	\$7,093.84
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	158661	Oct 25 - Crushed Shell for Path	Trail Maintenance	546480-53908	\$950.70
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	160822	DEC 25-CHILDERNS CONTRACT	Contracts - Landscape	534171-53908	\$7,093.84
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	161350	NOV 25-LANDSCAPE MAINTENANCE	Contracts - Landscape	534171-53908	\$1,157.00
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	161370	NOV 25-LANDSCAPE CONTRACTS	Contracts - Landscape	534171-53908	\$1,014.00
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	160821	DEC 25-NORTHWATER CONTRACT	Contracts - Landscape	534171-53908	\$6,884.80
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	160830	DEC 25-A1 CONTRACT	Contracts - Landscape	534171-53908	\$6,212.69
001	1541	12/10/25	DOWN TO EARTH LANDSCAPE & IRRIGATION	160831	DEC 25-A2 CONTRACT	Contracts - Landscape	534171-53908	\$17,810.89
001	1542	12/10/25	INFRAMARK LLC	164593	OCT 25-INFRAMARK MANAGEMENT	ProfServ - Rentals & Leases	544025-51301	\$163.18
001	1542	12/10/25	INFRAMARK LLC	164593	OCT 25-INFRAMARK MANAGEMENT	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$18.50
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Administrative Services	531148-51301	\$458.33
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Rentals & Leases	544025-51301	\$100.00
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Technology Services	531020-51301	\$100.00
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Website Administration	549936-51301	\$200.00
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Assessment Roll	531141-51301	\$416.67
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Dissemination Services	531012-51301	\$416.67
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - District Manager	531150-51301	\$2,083.33

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Field Services	531122-51301	\$1,500.00
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	Amenity Onsite Staff	534215-57201	\$7,295.83
001	1542	12/10/25	INFRAMARK LLC	165690	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Recording Secretary	531036-51301	\$375.00
001	1543	12/10/25	JAYMAN ENTERPRISES	4334	NOV 25-MONTHLY JANITORIAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	\$1,725.00
001	1543	12/10/25	JAYMAN ENTERPRISES	4335	NOV 25-MONTHLY JANITORIAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	\$1,775.00
001	1544	12/10/25	SITEX AQUATICS	10527-B	DEC 25-AQUATIC MAINTENANCE	Aquatic Maintenance - Contract	546995-53908	\$3,010.00
001	1545	12/10/25	STANTEC CONSULTING SERVICES	2488724	ENGINEERING SERVICES THRU 11/20/25	District Engineer	531147-51301	\$749.50
001	1546	12/10/25	STRALEY ROBIN VERICKER	27270	DISTRICT COUNSEL THROUGH 09/30/25	District Counsel	531146-51301	\$7,267.51
001	1546	12/10/25	STRALEY ROBIN VERICKER	27446	DISTRICT COUNSEL THROUGH 10/31/25	District Counsel	531146-51301	\$5,181.49
001	1547	12/10/25	TRULY NOLEN BRANCH 059	590299169	11/28/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1549	12/16/25	NEXTERA ENERGY	32757569	GAS 10/31/25-11/24/25	Gas	543019-53100	\$3.21
001	1551	12/16/25	CARLOS DE LA OSSA	CO-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1552	12/16/25	KELLY ANN EVANS	KE-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1553	12/16/25	NICHOLAS J. DISTER	ND-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1554	12/16/25	THOMAS R. SPENCE	TS-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1555	12/17/25	SAFE TOUCH LLC	21102	DEC 25-PROXIMITY TAG	Access Control R&M	546998-57201	\$2,780.00
001	1556	12/17/25	STRALEY ROBIN VERICKER	27620	DISTRICT COUNSEL THROUGH 11/30/25	District Counsel	531146-51301	\$3,780.40
001	1557	12/17/25	TAMPA HOLIDAY LIGHTING, LLC	7472	HOLIDAY LIGHTS	Miscellaneous Contingency	549900-58200	\$5,681.70
001	1559	12/23/25	NATURE COAST INFLATABLES LLC	84	SNOW EVENT	Special Events	549052-57201	\$468.50
001	300216	12/01/25	TRUIST - CC	110925-1013	10/10/25-11/09/25 CREDIT CARD PURCHASES	Special Events	549052-57201	\$1,405.19
001	300217	12/08/25	TECO TAMPA ELECTRIC	112425-221009326184	GAS 10/16/25-11/18/25	Gas	543019-53100	\$438.35
001	300218	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490965-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$3.03
001	300219	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490968-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$25.25
001	300220	12/08/25	PASCO COUNTY UTILITIES SERVICE	23491686-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$338.35
001	300221	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490961-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$38.38
001	300222	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490963-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$276.74
001	300223	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490964-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$3.03
001	300224	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490966-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$9.09
001	300225	12/08/25	PASCO COUNTY UTILITIES SERVICE	23491211-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$415.85
001	300226	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490959-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$4.04
001	300227	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490958-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$6.06
001	300228	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490956-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$34.34
001	300229	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490954-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$432.28
001	300230	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490960-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$21.21
001	300231	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490967-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$3.03
001	300232	12/08/25	PASCO COUNTY UTILITIES SERVICE	23490962-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$61.61
001	300233	12/08/25	PASCO COUNTY UTILITIES SERVICE	23493012-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$158.57
001	300234	12/08/25	PASCO COUNTY UTILITIES SERVICE	23491210-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$324.49
001	300235	12/08/25	CHARTER COMMUNICATIONS	1665027112425-ACH	11/24/25-12/23/25 INTERNET	Internet	541022-53100	\$99.99
001	300236	12/08/25	TECO TAMPA ELECTRIC	111925-221009319981	GAS 10/16/25-11/18/25	Gas	543019-53100	\$43.88
001	300237	12/10/25	PASCO COUNTY UTILITIES SERVICE	23490955-ACH	WATER 10/06/25-11/05/25	Water Utility Services	543018-53100	\$3.03
001	300238	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2296250-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$494.93
001	300239	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-232688-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$40.58
001	300240	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-232690-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$40.80
001	300241	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-232691-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$490.49
001	300242	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2338828-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$40.80
001	300243	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2338832-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$40.80
001	300244	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2277327-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$44.71
001	300245	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2277332-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$52.51
001	300246	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2277333	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$40.69
001	300247	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2277341-ACH	ELECTRIC 11/05/25-12/05/25	Electric Utility Services	543041-53100	\$40.80
001	300248	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2288834	ELECTRIC 12/10/25	Streetlights	543062-53100	\$4,444.12
001	300249	12/24/25	WITHLACOOCHEE RIVER ELECTRIC	121025-2288838-ACH	ELECTRIC 12/10/25	Streetlights	543062-53100	\$4,038.21
001	300250	12/24/25	PASCO COUNTY UTILITIES SERVICE	23627524-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$167.66
001	300251	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625702-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$339.78
001	300252	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625459-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$4.04

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300253	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625458-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$27.27
001	300254	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625456-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$2.02
001	300255	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625454-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$308.05
001	300256	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625451-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$72.72
001	300257	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625452-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$21.21
001	300258	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625450-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$3.03
001	300259	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625449-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$1.01
001	300260	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625448-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$5.05
001	300261	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625447	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$24.24
001	300262	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625446-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$9.09
001	300263	12/24/25	PASCO COUNTY UTILITIES SERVICE	23626485-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$291.89
001	300264	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625445-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$260.58
001	300265	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625703-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$461.72
001	300266	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625457-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$15.15
001	300267	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625455-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$3.03
001	300268	12/24/25	PASCO COUNTY UTILITIES SERVICE	23625453-ACH	WATER 11/05/25-12/05/25	Water Utility Services	543018-53100	\$62.62
001	300269	12/24/25	CHARTER COMMUNICATIONS	1669019120725-ACH	12/07/25-01/06/26 INTERNET	Internet	541022-53100	\$99.99
001	300270	12/30/25	TECO TAMPA ELECTRIC	121925-26184-ACH	11/19/25-12/17/25 GAS	Gas	543019-53100	\$452.61
001	300271	12/30/25	TECO TAMPA ELECTRIC	121925-19981-ACH	11/19/25-12/17/25 GAS	Gas	543019-53100	\$43.88
001	DD343	12/23/25	TRUIST - CC	120925-1013	11/10/25-12/09/25 CREDIT CARD PURCHASES	Special Events	549052-57201	\$895.86
							Fund Total	\$177,158.71

SERIES 2022 DEBT SERVICE FUND - 204

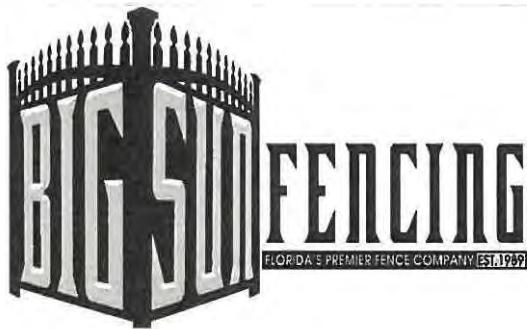
204	1538	12/03/25	TWO RIVERS NORTH CDD	1111	SERIES 2022 DS	Cash in Transit	103200	\$38,674.95
204	1538	12/03/25	TWO RIVERS NORTH CDD	1111	SERIES 2022 DS	Cash in Transit	103200	\$5,611.14
204	1538	12/03/25	TWO RIVERS NORTH CDD	1111	SERIES 2022 DS	Cash in Transit	103200	\$904.31
204	1538	12/03/25	TWO RIVERS NORTH CDD	11242025 - 01	SERIES 2022 FY26 DS	Cash in Transit	103200	\$20,417.37
204	1548	12/10/25	TWO RIVERS NORTH CDD	12052025-1205	SERIES 2022 FY26 DS	Cash in Transit	103200	\$1,065,307.01
204	1550	12/16/25	TWO RIVERS NORTH CDD	12152025-1215	SERIES 2022 FY 26 DS	Cash in Transit	103200	\$27,023.00
204	1558	12/18/25	TWO RIVERS NORTH CDD	12182025-1218	SERIES 2022 FY26 DS	Cash in Transit	103200	\$17,786.32
							Fund Total	\$1,175,724.10

Total Checks Paid	\$1,352,882.81
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13745 N. Nebraska Ave
Tampa, FL 33613
Phone: 813.909.7775

Billing Address	Install Address
Two Rivers North 2005 Pam Am Circle Ste Tampa, FL 33607	Two Rivers North 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544



Proudly Serving Florida's Residential, Commercial and Industrial Markets with Top Quality Vinyl and Aluminum Fence, Railings & Estate Gates.

Date:	12/12/25	Customer:	Inframark
Project:	Pool entrance gate	Contact:	Jessy Perez
Location:	1990 Lanier Rd Zephyrhills	Phone:	352-467-8439
Drawings:	n/a	Email:	Jessy.perez@inframark.com

<u>Proposal</u>	Feet	Total
Realign existing pool gate on west side of pool area. Adjust to open and close correctly.		
1 year labor warranty		\$ 495.00
Signature:	Signed by: Rollamay Turkoane 1F3BE9E795D0415...	Date: 12/15/2025



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

Estimate: #126852

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
Full property mulch

Estimated Job Start Date
October 3, 2025

Proposed By
Brent T Franklin

Due Date

<u>Estimate Details</u>					
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	
Tree/Plant Installation					
Black Mulch	Each	1	\$19,825.71	\$19,825.71	
			Subtotal	\$19,825.71	
			Estimated Tax	\$0.00	
			Job Total	\$19,825.71	

- Full property mulch of all common area's. Black Mulch

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

09/05/2025

Date

Agreed & Accepted By:

Rollamay Turkoane

1F3BE9E795D0415...

12/26/2025

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, DTI 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: #126854

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

Full property mulch

Estimated Job Start Date

December 22, 2025

Proposed By

Brent T Franklin

Due Date

<u>Estimate Details</u>					
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	
Tree/Plant Installation					
Black Mulch	Each	1	\$24,231.43	\$24,231.43	
			Subtotal	\$24,231.43	
			Estimated Tax	\$0.00	
			Job Total	\$24,231.43	

- Full property mulch all common area's. Black Mulch

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:

Rollamay Turkoane

1F3BE9E795D0415...
Inframark

12/26/2025

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, DTI is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

ESTIMATE

SALVA TREE CUTTING SERVICE
36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to

Two Rivers Childers
1990 Lanier Rd
Zephyrhills, FL 33541

Ship to

Two Rivers Childers
1990 Lanier Rd
Zephyrhills, FL 33541

Estimate details

Estimate no.: 2025-69
Estimate date: 01/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Right side of the property, entire length from 56th and Childers #36 Sabal Palmetto	1	\$1,900.00	\$1,900.00
		Clubhouse #2 Washingtonia #10 Sabal Palmetto			
		Left side of the property, entire length from 56th and Childers #13 Sabal Palmetto			
			Total	\$1,900.00	

Accepted date
1-6-2026

Accepted by

Jayna Cooper

ESTIMATE

SALVA TREE CUTTING SERVICE
36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to

Two Rivers North- North Water
2689 Wide water Way
Zephyrhills, FL 33541

Ship to

Two Rivers North- North Water
2689 Wide water Way
Zephyrhills, FL 33541

Estimate details

Estimate no.: 2025-70
Estimate date: 01/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Entire right side from Widewater and 56th Street #37 Sabal Palmetto	1	\$2,500.00	\$2,500.00
		Clubhouse #33 Sabal Palmetto			
		Entire left side from Widewater and 56th Street #7 Sabal Palmetto			
			Total	\$2,500.00	

Accepted date 1-6-2026

Accepted by

Jayna Cooper



TWO RIVERS NORTH CDD

JANUARY FIELD INSPECTION- DOWN TO EARTH

Wednesday, January 7, 2026

Prepared For Board Of Supervisors

18 Items Identified

Arturo Gendarilla

DISTRICT FIELD COORDINATOR

completed
scheduled/monitoring
No response/ Not completed

Next fert application is scheduled for February

Item 1- S. R. 56 Towards Northwater Entrance

Due By: Thursday, January 22, 2026

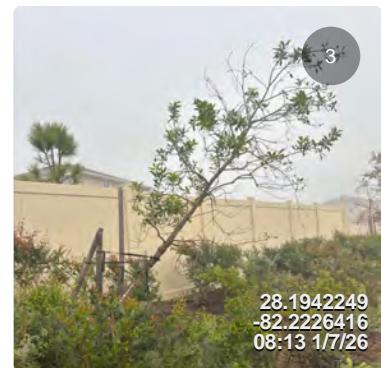
Assigned To: Down To Earth

- Plant material appears green and healthy overall.
- Weeds are present throughout the landscape beds and should be treated with selective herbicide.

. Straighten the leaning tree.

- Tree rings also have weed growth and need to be cleaned out to maintain a neat appearance.

Scheduled for next service visit

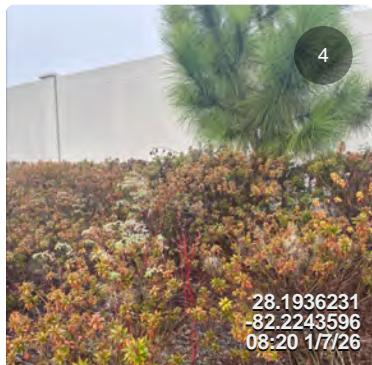
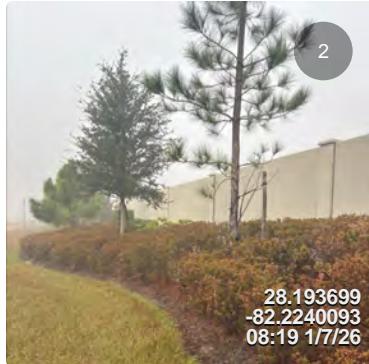


Item 2- S. R. 56 Towards Northwater Entrance

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- Plant material appears green and healthy.
- Firebush is in good condition.
- Landscape beds are soft-edged, creating a clean separation between the bed and Bahia grass.
- Weeds are present in the beds and should be treated with selective herbicide.
- Some weeds are taller than the firebush and need to be removed.



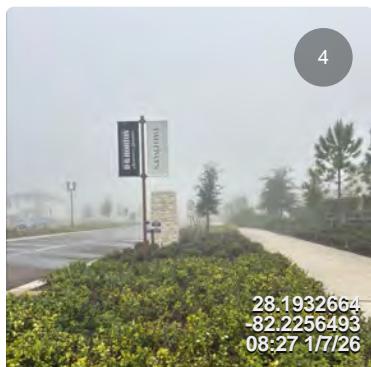
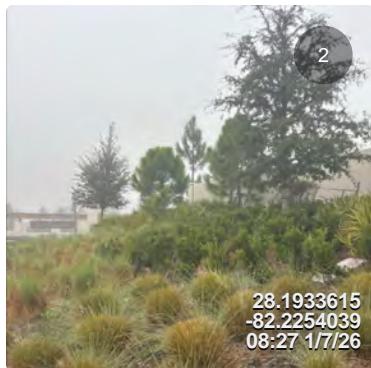
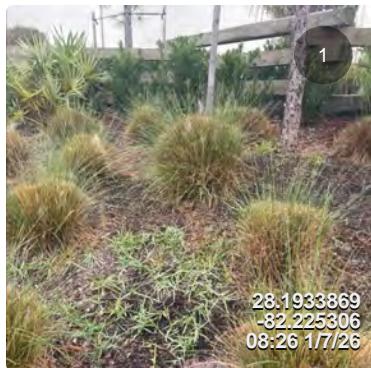
Item 3- Widewater Way And 56

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

Plant material in the beds shows some weeds that need to be treated with selective herbicide, but overall appears green and healthy.

- Confederate jasmine at the entrance is green and healthy.
- Plant material along the entry into the community is green and healthy.
- Some weeds are present between the plants and should be treated with selective herbicide.
- Overall, the area is well maintained.

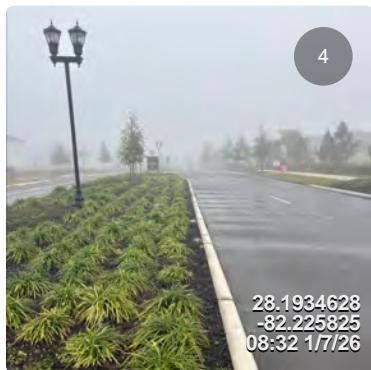
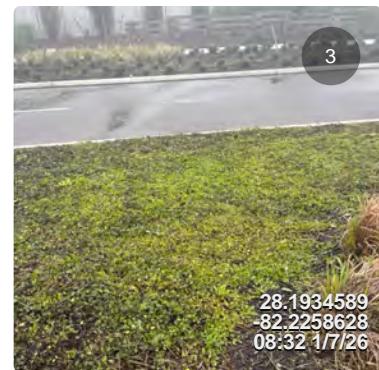
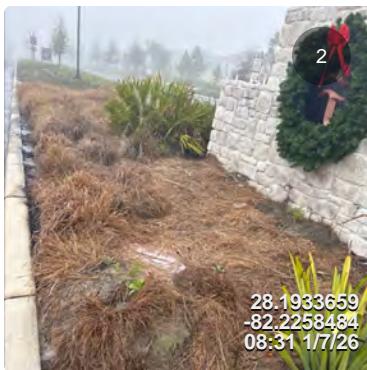
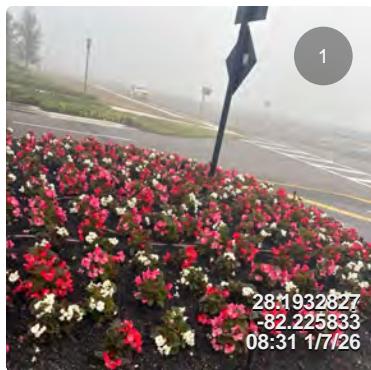


Item 4- Widewater Way

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- Recently installed flowers in the center island are green with good color.
- Ornamental grasses in the center island have died and need to be removed or trimmed back carefully to avoid damaging surrounding plants. This has been noted in previous reports and should be addressed.
- Jasmine in the center island has a significant amount of weeds that need to be removed.
- Liriope in the center island appears green and healthy.
- Roadway is clean and free of debris.



The ornamental grasses will be removed and replaced

Item 5- Widewater Way

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

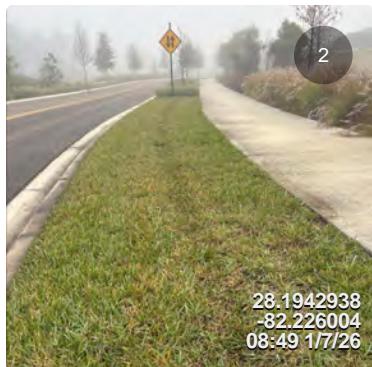
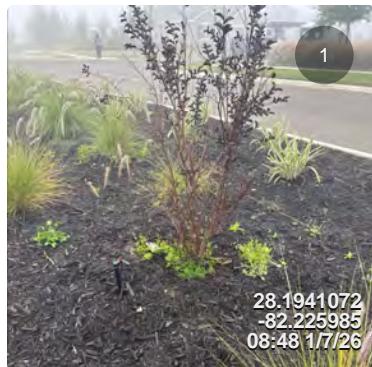
• Center island at the entrance, where new flex lily, crepe Myrtle and ornamental grasses were installed, has weeds that need to be treated with selective herbicide.

• Turf in these areas has shown some improvement from fertility treatments, and we will continue working to enhance it further.

• Landscape beds to the right of the entrance have plant material that is green and healthy, but a significant amount of weeds are present and need to be treated with selective herbicide.

• Exit-side beds also have a significant amount of weeds that need to be treated with selective herbicide.

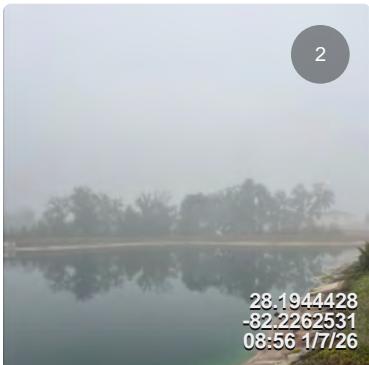
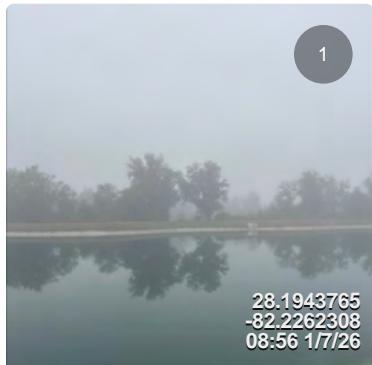
Beds will be taken care of on next service visit



Item 6- Pond 4

Assigned To: Sitex Aquatics

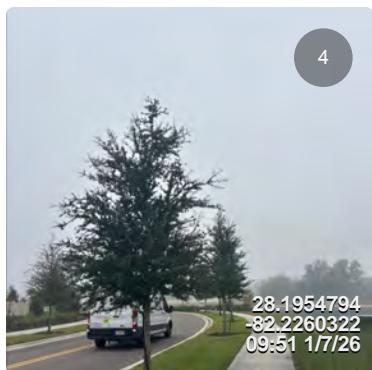
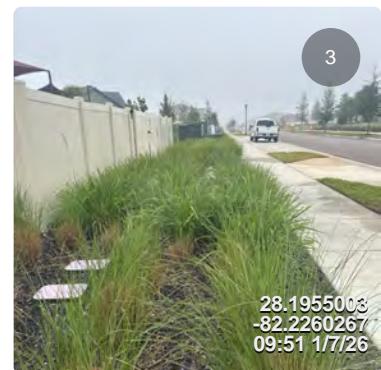
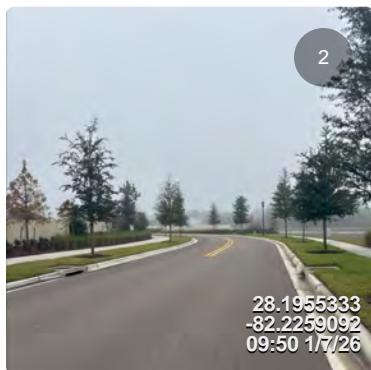
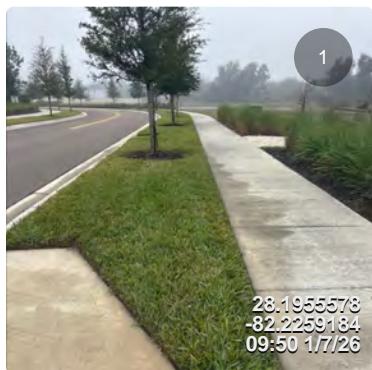
The pond is well maintained



Item 7- Widewater Way

Assigned To: Down To Earth

- Turf has shown improvement from fertility treatments, and efforts will continue to enhance it further.
- Roadways are clean, and curbs are nicely edged and blown off.
- Plant material throughout the area is green and healthy.
- Ornamental grasses near the lift station are green and healthy.
- Oak trees along the main road are green and healthy.

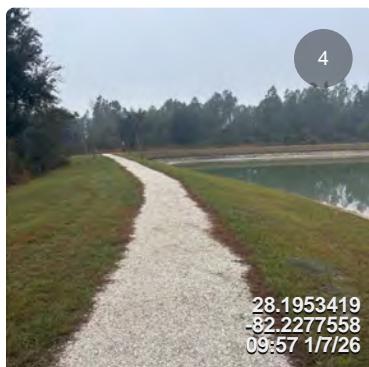
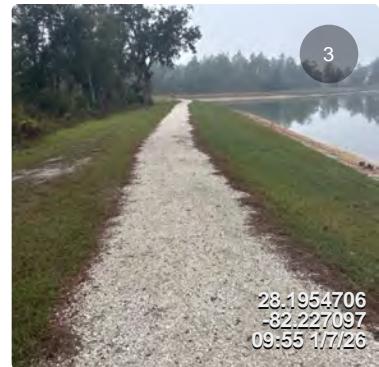


Item 8- Shell Path

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- The Shell Path has been sprayed by Down To Earth, but soft edging is still needed to create a cleaner separation between the grass and the path.
- Some areas of grass along the Shell Path have died and need to be removed.

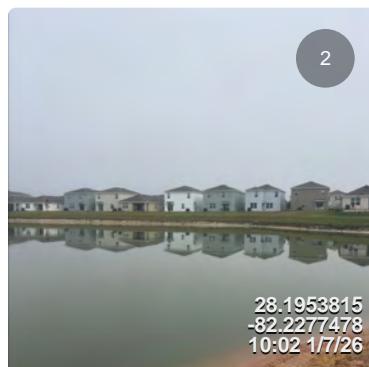
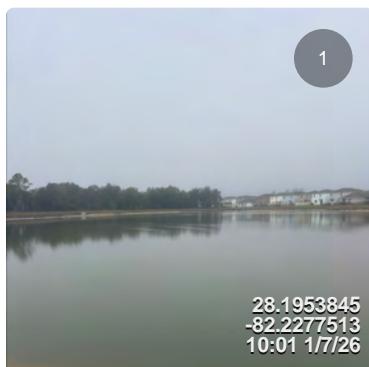


This is scheduled for the week of 1/12/26

Item 9- Pond 8

Assigned To: Sitex Aquatics

- Pond 8 is well-maintained.
- Water levels are currently low, which is expected due to the lack of recent rainfall.

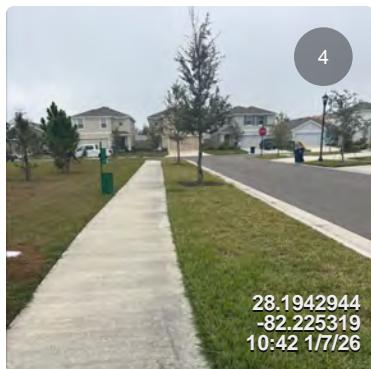
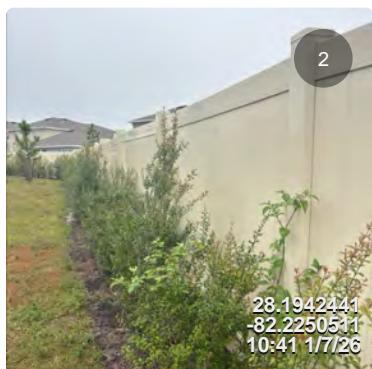
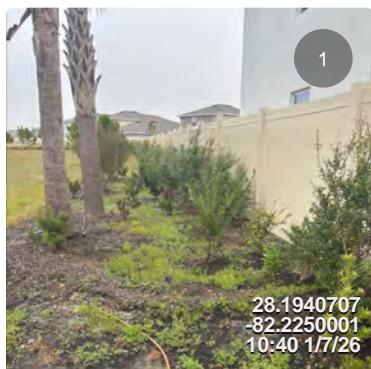


Item 10- Pocket Park Birney Run

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- **Landscape Beds:** Contain a significant amount of weeds that need to be treated. Trim the Simpson Stopper along the fence. Remove weeds growing between plants.
- **Turf:** Bahia grass is well-maintained and healthy.
- **Trees:** Pine trees are green and healthy.
- **Sidewalks:** Clean, edged, and weed-free.



Item 11- Pond 21

Assigned To: Sitex Aquatics

The pond is well maintained.

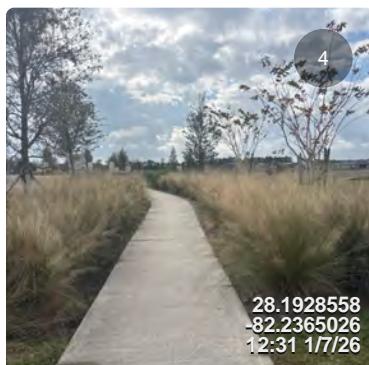
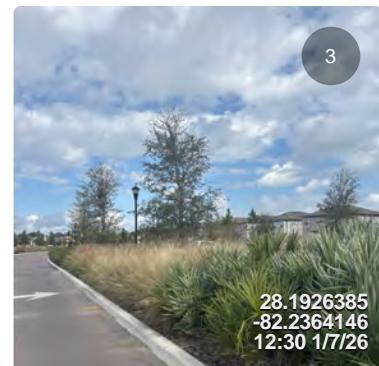
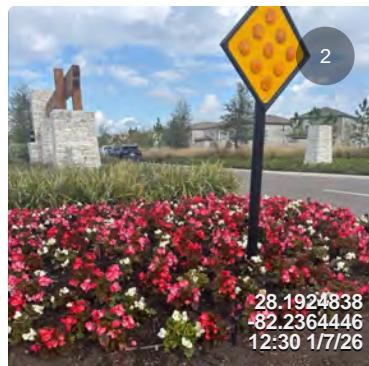
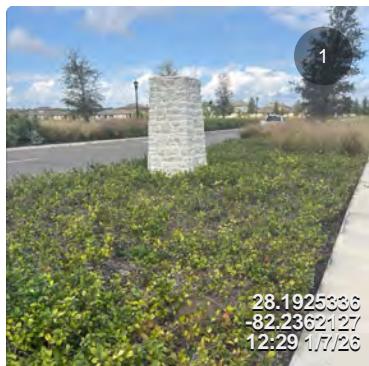


Item 12- Childers Way

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- The Confederate Jasmine on the entrance side of Childers needs fertility to encourage fuller growth, as it is currently thin.
- Weeds are present in the bed on the entrance side and need to be removed.
- The recently installed flowers in the Center Island are green, healthy, and showing vibrant color.
- In the Center Island, most of the flowers on the ornamental grasses have died off, so the grasses should be trimmed back.
- The same applies to the exit side of Childers; the ornamental grasses there should also be trimmed.



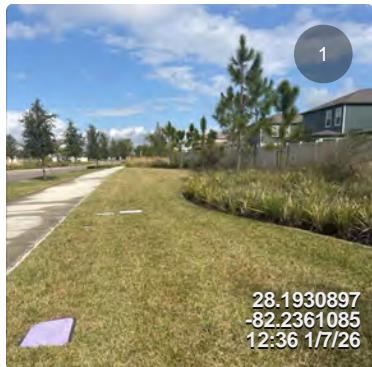
scheduled for the week of 1/12/26

Item 13- Childers Way

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- The turf along Childers Way, heading toward Lanier, needs fertility improvement. While there are areas showing significant improvement, Down To Earth will continue addressing sections that are still stressed or yellowing to help improve overall turf health.



Turf is improving after cold front

Item 14- Shell Path

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- The shell path leading from Lanier to Gravely Road was recently refreshed with new shell, which has improved its overall appearance. **However, weeds are beginning to emerge and the path needs to be soft-edged to create a clean separation between the shell and the turf.**



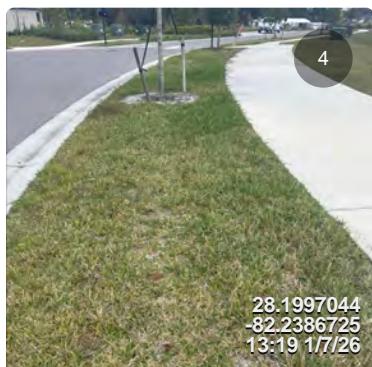
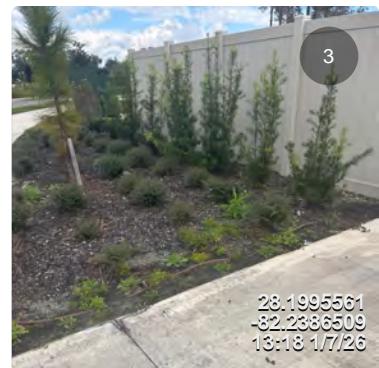
Scheduled for the week of 1/12/26

Item 15- Pocket Park- Lanier Rd.

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- Landscape Beds (Pocket Park – Lanier & Kercher Road): Confederate jasmine contains a significant amount of weeds that need to be treated and/or removed. Weeds throughout the beds should be treated with a selective herbicide where applicable.
- Landscape Beds (Lift Station – Across from Pocket Park): Beds hold a significant amount of weeds that need to be treated with a selective herbicide.
- Turf: St. Augustine turf has shown some fertility improvement but still requires additional fertility enhancements.

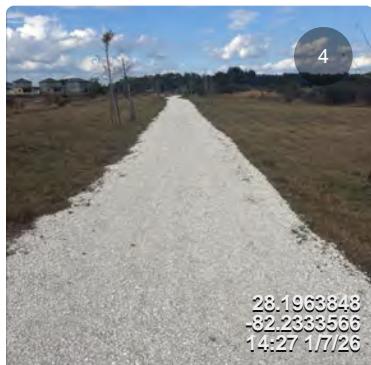
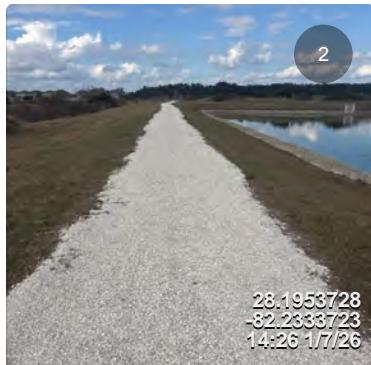


Item 16- Shell Path

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

- Shell Path (Lanier heading towards Sunflower Hill): New shell installed, which has improved the appearance. Weeds are beginning to grow in the shell and need to be treated. Path edges need to be soft-edged to separate turf from shell.

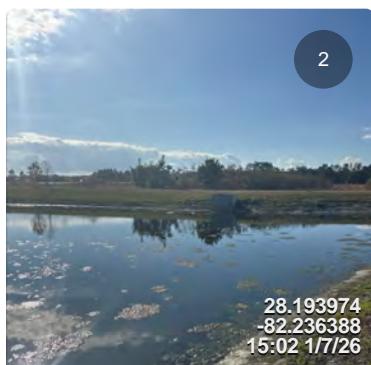
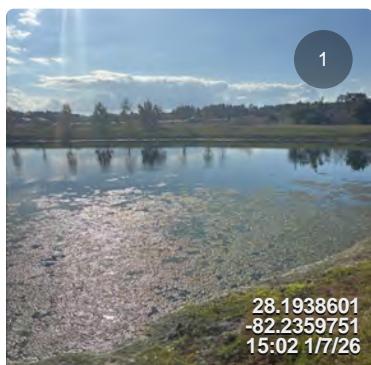


scheduled to be completed on or before the 16th

Item 17- Pond 1

Assigned To: Sitex Aquatics

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



Item 18

Due By: Thursday, January 22, 2026

Assigned To: Down To Earth

Confederate Jasmine:

- Exit side (toward or just before S.R. 56) – green and healthy.
- **Entrance side – appears thin; requires fertilizer to promote growth.**
- Saw Palmettos: Exit side – green and healthy.
- Trees: All appear healthy.
- **Ornamental Grasses: Flowering has died; grasses need to be cut back.**

