

Two Rivers North Community Development District

February 17, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6

[Join the meeting now](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

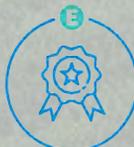
CLEAR PARTNERSHIPS



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 Secretary
Jayna Cooper, District Manager
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, February 17, 2026, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **February 17, 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

Passcode: F7AZ3qT6

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

Phone Conference ID: 200 322 157#

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

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

4. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes January 20, 2026
- B. Consideration of Operation and Maintenance Expenditures January 2026
- C. Acceptance of the Financials and Approval of the Check Register for January 2026
- D. Ratification of the AAC Drywall Ceiling Proposal # 109

5. BUILDER REQUESTS AND COMMENTS

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

43 **F. Ratification of the Down to Earth Landscape & Irrigation A2 Mulch Proposal #**
44 **132861**

45 **G. Ratification of the Down to Earth Landscape & Irrigation A1 Mulch Proposal**
46 **#126854**

47 **H. Ratification of the Salva Tree Cutting Service Proposal # 2025-69**

48 **I. Ratification of the Salva Tree Cutting Service Proposal # 2025-70**

49

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

52

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

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

55

56 **SIXTH ORDER OF BUSINESS** **Staff Reports**

57 **A. District Counsel**

58 **B. District Engineer**

59 There being no reports, the next item followed.

60 **C. District Manager**

61 **i. Update on Brush Fire**

62 Ms. Cooper provided the Board with an update on the brush fire that
63 occurred January 6, 2026. The fire report showed the cause as "undetermined."

64 **ii. Community Inspection Reports**

65 The Community Inspections report was presented, a copy of which was
66 included in the agenda package. Mr. Gandarilla provided updates/pending and completed items.

67

68 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
69 **Comments**

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

71

72 **EIGHTH ORDER OF BUSINESS** **Adjournment**

73 There being no further business,

74

75 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
76 favor, the meeting was adjourned at 11:21 a.m. 4-0

77

78

79

80 _____
Jayna Cooper/Rollamay Turkoane
81 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	1/5/2026	000791	\$3,980.00			POOL SERVICES
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/5/2026	163811	\$6,884.80			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/5/2026	163812	\$7,093.84			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/5/2026	163820	\$7,272.12			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/5/2026	163821	\$17,810.89			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/14/2026	164413	\$223.00			IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/14/2026	164414	\$180.50		\$39,465.15	IRRIGATION REPAIRS
INFRAMARK LLC	1/2/2026	167813	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167813	\$458.33			ADMINISTRATION
INFRAMARK LLC	1/2/2026	167813	\$416.67			ASSESSMENT ROLL
INFRAMARK LLC	1/2/2026	167813	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	1/2/2026	167813	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167813	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	1/2/2026	167813	\$7,295.83			ONSITE SERVICES - JESENIA PEREZ
INFRAMARK LLC	1/2/2026	167813	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	1/2/2026	167813	\$100.00			RENTAL & LEASES
INFRAMARK LLC	1/2/2026	167813	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	1/2/2026	167813	\$200.00	\$13,945.83		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/20/2026	169084	\$9.62			POSTAGE
INFRAMARK LLC	1/20/2026	169084	\$163.18		\$14,118.63	MEETING ROOM RENTAL
JAYMAN ENTERPRISES	1/1/2026	4369	\$1,725.00			JANITORIAL & DOG STATION MAINTENANCE
JAYMAN ENTERPRISES	1/1/2026	4370	\$1,775.00			JANITORIAL & DOG STATION MAINTENANCE
JAYMAN ENTERPRISES	2/1/2026	4403	\$1,775.00			JANITORIAL & DOG STATION MAINTENANCE
JAYMAN ENTERPRISES	2/1/2026	4402	\$1,725.00		\$7,000.00	JANITORIAL & DOG STATION MAINTENANCE
SALVA TREE CUTTING SERVICE DBA	1/9/2026	1023	\$2,500.00			TREE SERVICES
SALVA TREE CUTTING SERVICE DBA	1/9/2026	1022	\$1,900.00		\$4,400.00	TREE SERVICES
SITEX AQUATICS	1/1/2026	10630-B	\$3,010.00			LAKE MAINTENANCE

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
STRALEY ROBIN VERICKER	1/14/2026	27840	\$3,316.65			PROFESSIONAL SERVICES
TRULY NOLEN BRANCH 059	4/30/2025	590282971	\$170.00			PEST CONTROL
TRULY NOLEN BRANCH 059	5/2/2025	590285123	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	6/4/2025	590287273	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	12/29/2025	59026712	\$85.00			PEST CONTROL 12/29/25
TRULY NOLEN BRANCH 059	7/17/2025	590289555	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	8/18/2025	590291922	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	9/29/2025	590294316	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	12/29/2025	590301634	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	1/21/2026	590303739	\$85.00			PEST CONTROL
TRULY NOLEN BRANCH 059	1/27/2026	590304009	\$85.00		\$935.00	PEST CONTROL
Monthly Contract Subtotal			\$76,225.43			
Utilities						
CHARTER COMMUNICATIONS	12/24/2025	1665027122425-ACH	\$99.99			ACCT #8337 13 062 1665027
CHARTER COMMUNICATIONS	1/7/2026	1669019010726-ACH	\$99.99		\$199.98	INTERNET
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804257-ACH	\$229.27			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804258-ACH	\$12.12			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804513-ACH	\$317.55			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804262-ACH	\$4.04			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	2804260-ACH	\$31.31			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804259-ACH	\$7.07			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804271-ACH	\$4.04			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804267-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804265-ACH	\$61.61			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804270-ACH	\$25.25			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804268-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804266-ACH	\$901.93			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804264-ACH	\$22.22			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804263-ACH	\$52.52			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	1/21/2026	23806329-ACH	\$192.91			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23805292-ACH	\$414.10			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804514-ACH	\$640.97			WATER
PASCO COUNTY UTILITIES SERVICE	1/21/2026	23804269-ACH	\$55.55		\$2,978.52	WATER
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2338832-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2338828-ACH	\$40.90			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2277327-ACH	\$46.71			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2332688-ACH	\$40.58			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2332690-ACH	\$41.01			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2332691-ACH	\$535.67			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2277332-ACH	\$54.84			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2277333-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2277341-ACH	\$40.90			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2288834-ACH	\$4,444.12			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2288838-ACH	\$4,038.21			STREETLIGHTS
WITHLACOOCHEE RIVER ELECTRIC	1/13/2026	011326-2296250-ACH	\$351.39		\$9,715.93	ELECTRIC
Utilities Subtotal			\$12,894.43			
Regular Services						
CARLOS DE LA OSSA	1/20/2026	CO-012026	\$200.00			BOARD 01/20/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/23/2026	164959	\$19,825.71			LANDSCAPING-MULCH
INFRAMARK LLC	1/20/2026	169084	\$17.70			HARBOR FREIGHT TOOLS
KELLY ANN EVANS	1/20/2026	KE-012026	\$200.00			BOARD 01/20/26
KINGS POWER WASHING SERVICE	1/16/2026	1215	\$375.00			POOL DECK CLEANING

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
NICHOLAS J. DISTER	1/20/2026	ND-012026	\$200.00			BOARD 01/20/26
THOMAS R. SPENCE	1/20/2026	TS-012026	\$200.00			BOARD 01/20/26
TRUIST - CC	12/9/2025	120925-1013	\$895.86			MISC CONTINGENCY
TRUIST - CC	1/9/2026	010926-1013	\$528.00		\$1,423.86	TRUIST CC PURCHASES
Regular Services Subtotal			\$22,442.27			
Additional Services						
BIG SUN FENCING & BIG SUN PRODUCTS	1/13/2026	SB-1817	\$495.00			FENCE INSTALLATION W/CONCRETE
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/26/2025	162942	\$9,919.00			SHELL PATHWAY
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/26/2025	162945	\$9,919.00			SHELL PATHWAY
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/26/2025	162943	\$4,936.90			SEASONAL FLOWER CHANGE
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/26/2025	162946	\$4,936.90			SEASONAL FLOWER CHANGE
DOWN TO EARTH LANDSCAPE & IRRIGATION	12/26/2025	162944	\$1,271.05		\$30,982.85	EMERGENT TREE WORK @ ENTRANCE
TWO RIVERS NORTH CDD	1/9/2026	01092026-0109	\$15,322.72			SERIES 2022 FY26 DS
Additional Services Subtotal			\$46,800.57			
TOTAL			\$158,362.70			



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

Invoice #000791

Issue date
 Jan 5, 2026

Invoice #000791

Customer

Two Rivers North CDD A1 and A2
 InframarkCMS@payableslockbox.com
 (813) 873-7300
 2005 Pan Am Circle
 Ste 300
 Tampa , Florida 33607

Invoice Details

PDF created January 5, 2026
 \$3,980.00

Payment

Due January 5, 2026
 \$3,980.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (12/28/2025 - 01/31/2026) - \$1875</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i>	1	\$3,980.00	\$3,980.00
<i>Pool service for - (12/28/2025 - 01/31/2026) - \$1875</i> <i>Two Rivers North A2 North-water</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>			
<i>Motor Impeller Kit - \$135</i> <i>Standard Vacuum Bag Replacement - \$95</i>			

Subtotal \$3,980.00

Total Due \$3,980.00



Pay online

To pay your invoice go to <https://squareup.com/u/I2W60Lvc>
 Or open the camera on your mobile device and place the QR code in the camera's view.

Down to Earth Landscape & Irrigation

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



Invoice: #163811

January 2026

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 (2026)
Estimate # 135183

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135183 - Two Rivers North CDD - Northwater Contract (2026)				\$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.billeri.com/ebpp/DownToEarth/>

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

Down to Earth Landscape & Irrigation

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



Invoice: #163812

January 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers North CDD - Childers
, FL

Project/Job

Two Rivers North CDD - Childers Contract (2026)
Estimate # 135185

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135185 - Two Rivers North CDD - Childers Contract (2026)				\$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

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

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

Down to Earth Landscape & Irrigation

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



Invoice: #163820

January 2026

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 (2026)
Estimate # 135177

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135177 - Two Rivers North CDD A1 Contract (2026)				\$7,272.12
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
Shell Path Increased Services - Start 1/1/26				\$1,059.43

Billing Questions

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

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

Subtotal	\$7,272.12
Sales Tax	\$0.00
Total	\$7,272.12
Credits/Payments	(\$0.00)
Balance Due	\$7,272.12

Down to Earth Landscape & Irrigation

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



Invoice: #163821

January 2026

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Two Rivers North CDD A2 Contract (2026)
Estimate # 135181

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#135181 - Two Rivers North CDD A2 Contract (2026)				\$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

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtlandscape.com for all other questions or concerns.</p>	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

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtlandscape.com/terms-and-conditions/>.

Down to Earth Landscape & Irrigation

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



Invoice: #164413

January 2026

Customer

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

Property / Project Address

Two Rivers North CDD - Childers
, FL

Wesley Chapel, FL 33544

Project/Job

Invoice Irrigation Form December
Estimate # 134475

Invoice Date

1/14/2026

Date Due

1/29/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134475 - Invoice Irrigation Form December				\$223.00
LCE006: Irrigation Repairs				\$223.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	3.00	\$40.00	\$120.00
Standard Irrigation Nozzle Replaced (Kit)	Each	8.00	\$8.00	\$64.00
MP Irrigation Nozzle Replaced (Kit)	Each	1.00	\$18.00	\$18.00
Drip Line Fittings (Kit)	Each	7.00	\$3.00	\$21.00

Billing Questions

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

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

Subtotal	\$223.00
Sales Tax	\$0.00
Total	\$223.00
Credits/Payments	(\$0.00)
Balance Due	\$223.00

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: LIFT STATION

Date: Dec. 1, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER XC-HYBRID

POC Info: Reclaimed

Pump Status Type: Pressurized

Programs

Program Name: A

Start Time: 8:30 p.m.

Seasonal Adjustment: 100

Run Days: monday,thursday

Irrigation Zones

Attribute	1	2	3	4	5	6
Zone Type	Drip	Drip	Bubbler	Spray	Spray	Spray
Program Type	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 30 mins
Checked Filters	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	Yes	No	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1			

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: LANIER AND KIRCHER TIMER-1

Date: Dec. 17, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 1 a.m.

Seasonal Adjustment: 100

Run Days: monday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Spray	Bubbler	Drip	Bubbler	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 25 mins	0 hrs 15 mins	0 hrs 25 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Spray	Spray	Spray	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	Yes	Yes	No	No
Billable Repairs	Yes	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>			

Irrigation Zones

Attribute	15	16	17	18
Zone Type	Bubbler	Bubbler	Drip	Drip
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	N/A	0 hrs 10 mins	0 hrs 10 mins	0 hrs 25 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	<i>No repair items available</i>			

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: AMENITY CNTR TIMER

Date: Dec. 24, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: tuesday,friday

Program Name: B

Start Time: 6 a.m.

Seasonal Adjustment: 100

Run Days: monday,wednesday,thursday,saturday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Drip	Drip	Drip	Drip	Drip	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins					
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1				

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	MP	MP	Drip	Drip	Spray	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	Yes	No
Billable Repairs	No	Yes	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: MP Qty: 1	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	22	23	24	25	26	27
Zone Type	Spray	Drip	Drip	Spray	Drip	Spray
Program Type	A	A	B	A	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 15 mins	0 hrs 30 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	Yes	No	No	Yes	No	Yes
Billable Repairs	No	No	No	Yes	No	Yes
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: AMENITY CNTR TIMER

Date: Dec. 24, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: tuesday,friday

Program Name: B

Start Time: 6 a.m.

Seasonal Adjustment: 100

Run Days: monday,wednesday,thursday,saturday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Drip	Drip	Drip	Drip	Drip	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins					
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1				

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	MP	MP	Drip	Drip	Spray	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	Yes	No
Billable Repairs	No	Yes	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: MP Qty: 1	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	22	23	24	25	26	27
Zone Type	Spray	Drip	Drip	Spray	Drip	Spray
Program Type	A	A	B	A	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 15 mins	0 hrs 30 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	Yes	No	No	Yes	No	Yes
Billable Repairs	No	No	No	Yes	No	Yes
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #164414

January 2026

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Invoice Irrigation Form December
Estimate # 134474

Invoice Date

1/14/2026

Date Due

1/29/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134474 - Invoice Irrigation Form December				\$180.50
LCE006: Irrigation Repairs				\$180.50
Standard Irrigation Nozzle Replaced (Kit)	Each	7.00	\$8.00	\$56.00
Drip Line (Kit)	Foot	3.00	\$2.50	\$7.50
Drip Line Fittings (Kit)	Each	8.00	\$3.00	\$24.00
Funny Pipe Repair (Kit)	Foot	2.00	\$3.00	\$6.00
Funny Pipe Fittings (Kit)	Each	4.00	\$3.00	\$12.00
Bubbler Added/ Replaced (Kit)	Each	3.00	\$25.00	\$75.00

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	\$180.50
Sales Tax	\$0.00
Total	\$180.50
Credits/Payments	(\$0.00)
Balance Due	\$180.50

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Northwater

Branch: Tampa

Report Type: NOV. IRR. REPORT

Controller Name: ANATA TIMER-1

Date: Dec. 1, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: wednesday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	7	8
Zone Type	Drip	Drip	Spray	Bubbler	Spray	Drip	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 10 mins	N/A	0 hrs 10 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	Yes	No	No
Billable Repairs	Yes	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 3 2. Drip Line Item Type: Fittings Used Qty: 6	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Feet Qty: 2 2. Funny Pipe Repair Item Type: Fittings Qty: 2 3. Bubbler Added/Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	9	10	11	12	13
Zone Type	Drip	Bubbler	Spray	Spray	Spray
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	Yes	Yes	Yes
Billable Repairs	No	No	Yes	No	Yes
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments: GFI WAS REPLACED FOR TIMER. WOULD NOT RESET NOW WORKING AS IT SHOULD.

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Northwater

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: AMENITY CENTER -TIMER

Date: Dec. 24, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: wednesday,sunday

Program Name: B

Start Time: 12:15 a.m.

Seasonal Adjustment: 100

Run Days: monday,thursday

Program Name: C

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,tuesday,wednesday,thursday,friday,saturday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Bubbler	Bubbler	Drip	Drip	Drip	Drip	Drip
Program Type	B	A	A	C	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Drip	Drip	Drip	Drip	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins				
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	No	No	No
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>					

Irrigation Zones

Attribute	15	16	17	18	19	20
Zone Type	Drip	Drip	Drip	Drip	Drip	Drip
Program Type	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No
Billable Repairs	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>			

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Northwater

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: LOCKMAN AND ANATA-TIMER

Date: Dec. 24, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: wednesday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	7	8
Zone Type	Drip	Drip	Spray	Bubbler	Spray	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	N/A	N/A	0 hrs 30 mins	0 hrs 15 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	Yes	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 2 2. Bubbler Added/Replaced Item Type: Quantity Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	9	10	11	12	13
Zone Type	Drip	Bubbler	Spray	Spray	Spray
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	Yes	Yes	Yes
Billable Repairs	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Northwater

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: LOCKMAN AND ANATA-TIMER

Date: Dec. 24, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: wednesday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	7	8
Zone Type	Drip	Drip	Spray	Bubbler	Spray	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	N/A	N/A	0 hrs 30 mins	0 hrs 15 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	Yes	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 2 2. Bubbler Added/Replaced Item Type: Quantity Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	9	10	11	12	13
Zone Type	Drip	Bubbler	Spray	Spray	Spray
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	Yes	Yes	Yes
Billable Repairs	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167813

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C2410

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169084

DATE

1/20/2026

BILL TO

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

CUSTOMER ID

C2410

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson-11-20-25 SPRINGHILL SUITES LAND : meeting space: \$163.18. Arturo Gandarilla- 10-20-25 HARBOR FREIGHT TOOLS31 : \$17.70	1	Ea	180.88		180.88
Postage	13	Ea	0.74		9.62
Subtotal					190.50

Subtotal	\$190.50
Tax	\$0.00
Total Due	\$190.50

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 #
1/1/2026	4369

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
	December 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 #
1/1/2026	4370

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
	December 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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

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

Date	Invoice #
2/1/2026	4403

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
	January 2026 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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

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

Date	Invoice #
2/1/2026	4402

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
	January 2026 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

INVOICE

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

Invoice details

Invoice no.: 1023
Terms: Net 30
Invoice date: 01/09/2026
Due date: 02/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Entire right side from Widewater and 56th Street #37 Sabal Palmetto Clubhouse #33 Sabal Palmetto Entire left side from Widewater and 56th Street #7 Sabal Palmetto	1	\$2,500.00	\$2,500.00

Total **\$2,500.00**

Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

“SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM.”

INVOICE

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

Invoice details

Invoice no.: 1022
Terms: Net 30
Invoice date: 01/09/2026
Due date: 02/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Right side of the property, entire length from 56th and Childers #36 Sabal Palmetto Clubhouse #2 Washingtonia #10 Sabal Palmetto Left side of the property, entire length from 56th and Childers #13 Sabal Palmetto	1	\$1,900.00	\$1,900.00

Total **\$1,900.00**

Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

“SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM.”

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	DUE DATE	TERMS	ENCLOSED
10630-b	01/01/2026	\$3,010.00	01/31/2026	Net 30	

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

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



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

Inspection Report

INVOICE #: 590282971

WORK DATE: 04/30/2025

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 04/30/2025 02:00:00 PM
Time Out: 04/30/2025 02:50:00 PM

Customer Signature

Technician Signature

Sherwin Parker
License #: FL - JE363017

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Monthly Commercial	1.00	170.00
Subtotal				170.00
Tax				0.00
Total Due:				170.00

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Initial Order - Monthly pest service for all ants roaches and silverfish

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

None Noted.

PEST ACTIVITY

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 #: 590282971

WORK DATE: 04/30/2025

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

None Noted.

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 #: 590285123

WORK DATE: 05/02/2025

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 05/02/2025 12:24:00 PM
Time Out: 05/02/2025 12:56:00 PM

Customer Signature

jessie

Technician Signature

Sherwin Parker
License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for allowing Truly Nolen to service you I treat the office kitchen and exterior perimeter interior perimeter and it was my pleasure serving you until next time take care.

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Maxforce Fleet Ant Gel Bait Target Pests: Ants		432-1264	0.0100%	0.0100	Fipronil	0.3000 Grams	0.3000 Grams
Temprid FX (Conc). Target Pests: Ants		432-1544	31.5000%	0.0199	Imidacloprid; B-Cyfluthrin	0.5000 Gallon	1.2000 Milliliters

PEST ACTIVITY

None Noted.

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 #: 590285123

WORK DATE: 05/02/2025

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Maxforce Fleet Ant Gel Bait	0.0100%	0.3000 Grams	Bait Applicator		12:53:00 PM
432-1264	0.01000000	0.3000 Grams	Crack and Crevice		
Target Pests: Ants					
Weather: 0°, 0 MPH					
Temprid FX (Conc).	31.5000%	0.5000 Gallon	Power Sprayer		12:52:21 PM
432-1544	0.01990000	1.2000 Milliliters	EXT PERIMETER		
Target Pests: Ants					
Weather: 0°, 0 MPH					

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 #: 590287273

WORK DATE: 06/04/2025

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 06/04/2025 09:01:00 AM
Time Out: 06/04/2025 09:18:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker

License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for allowing Truly Nolen to service you. Treated the exterior perimeter gardens bushes basis of trees mail rooms back patio awnings offices brick rooms and bathrooms. Keep up the good work until next time take care and enjoy.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
<i>None Noted.</i>				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend PolyZone.		432-1514	4.7500%	0.0093	Deltamethrin	0.7500 Gallon	0.1875 Fluid Ounce
Target Pests: Cockroaches							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
<i>None Noted.</i>			

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 #: 590287273

WORK DATE: 06/04/2025

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Suspend PolyZone. 432-1514	4.7500% 0.00930000	0.7500 Gallon 0.1875 Fluid Ounce	Compressed Air Sprayer Crack and Crevice		9:16:31 AM

Target Pests: Cockroaches

Weather: 0°, 0 MPH

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 #: 590301634

WORK DATE: 12/29/2025

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 12/29/2025 03:20:00 PM
Time Out: 12/29/2025 03:57:00 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

ALP

Sherwin Parker

License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for all our Truly Nolen services. I've treated the exterior perimeter with liquid treatment. Thank you again hope all is well see you in 2026

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
TEMPRID FX INSECTICIDE		101563-165	31.5000%	0.0199	Imidacloprid; B-Cyfluthrin	0.7500 Fluid Ounce	0.0141 Milliliters
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Ground Beetle, Seed Bug, Springtails							

PEST ACTIVITY

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 #: 590289555

WORK DATE: 07/17/2025

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 07/17/2025 03:34:00 PM
Time Out: 07/17/2025 03:53:00 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker

License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for allowing Truly Nolen to service. I've treated the exterior perimeter mail room pool house and clubhouse interior kitchen closet relaxation room all Bafford exterior outdoor dining and patio near the pool also. Thank you again until next time take care and enjoy

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

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

PEST ACTIVITY

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 #: 590289555

WORK DATE: 07/17/2025

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Suspend PolyZone.	4.7500%	0.7500 Fluid Ounce	Compressed Air Sprayer		3:44:00 PM
432-1514	0.00930000	0.0015 Fluid Ounce	Crack and Crevice		

Target Pests: Ants, Beetle, Box Elder Bugs, Cockroaches, Cricket, Earwigs, Millipede, Moths, Pill Bug, Silverfish

Weather: 0°, 0 MPH

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 #: 590291922

WORK DATE: 08/18/2025

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 08/18/2025 05:08:00 PM
Time Out: 08/18/2025 05:32:00 PM

Customer Signature

NS

ns

Technician Signature

Sherwin Parker

Sherwin Parker
License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for allowing Truly Nolen to service you. I've treated the exterior perimeter male room and front entrance clubhouse. Windows and doors for spiders ants roaches. Thank you again until Hillsborough take care

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
OnSlaught FC.		1021-2574	16.0000%	0.0625	Esfenvalerate; Prallethrin; PBO	0.7500 Fluid Ounce	0.0029 Fluid Ounce
Target Pests: Scorpion, Spider							
Suspend PolyZone.		432-1514	4.7500%	0.0093	Deltamethrin	0.7500 Fluid Ounce	0.0015 Fluid Ounce
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Millipede, Pill Bug, Silverfish, Spider							

PEST ACTIVITY

None Noted.

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 #: 590291922

WORK DATE: 08/18/2025

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material EPA #	A.I. % A.I. Concentration	Finished Qty Undiluted Qty	Application Equipment Application Method	Application Rate Sq/Cu/L Ft	Time Lot #
OnSlaught FC. 1021-2574	16.0000% 0.06250000	0.7500 Fluid Ounce 0.0029 Fluid Ounce	Power Sprayer EXT PERIMETER		5:28:33 PM
Target Pests: Scorpion, Spider					
Weather: 0°, 0 MPH					
Suspend PolyZone. 432-1514	4.7500% 0.00930000	0.7500 Fluid Ounce 0.0015 Fluid Ounce	Compressed Air Sprayer Crack and Crevice		5:27:16 PM
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Millipede, Pill Bug, Silverfish, Spider					
Weather: 0°, 0 MPH					

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

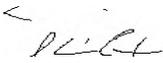
INVOICE #: 590294316

WORK DATE: 09/29/2025

BILL-TO 59026712
 Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 09/29/2025 01:41:00 PM
Time Out: 09/29/2025 02:20:00 PM
Customer Signature

 Jesenia Perez
Technician Signature

 Sherwin Parker
License #: FL - JE363017

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

TECHNICIANS
 Sherwin Parker
 License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS
 Thank you for allowing Truly Nolen to service. I treated the exterior perimeter all windows and doors entryway walkways. Treated all common areas clubhouse kitchen office bathrooms and back patio. Thank you again take care

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
<i>None Noted.</i>				

PRODUCTS APPLICATION SUMMARY

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

PEST ACTIVITY	# Areas	# Devices	Pest Totals
<i>None Noted.</i>			

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 #: 590294316

WORK DATE: 09/29/2025

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Suspend PolyZone.	4.7500%	0.7500 Fluid Ounce	Compressed Air Sprayer		2:19:59 PM
432-1514	0.00930000	0.0015 Fluid Ounce	Crack and Crevice		

Target Pests: Ants, Beetle, Cockroaches, Cricket, Earwigs, Millipede, Pill Bug, Silverfish, Spider

Weather: 0°, 0 MPH

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 #: 590301634

WORK DATE: 12/29/2025

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 12/29/2025 03:20:00 PM
Time Out: 12/29/2025 03:57:00 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

ALP

Sherwin Parker
License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for all our Truly Nolen services. I've treated the exterior perimeter with liquid treatment. Thank you again hope all is well see you in 2026

CONDITIONS / OBSERVATIONS

None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
TEMPRID FX INSECTICIDE		101563-165	31.5000%	0.0199	Imidacloprid; B-Cyfluthrin	0.7500 Fluid Ounce	0.0141 Milliliters
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Ground Beetle, Seed Bug, Springtails							

PEST ACTIVITY

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 #: 590301634

WORK DATE: 12/29/2025

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
TEMPRID FX INSECTICIDE	31.5000%	0.7500 Fluid Ounce	Power Sprayer		3:27:21 PM
101563-165	0.01990000	0.0141 Milliliters	EXT PERIMETER		
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Ground Beetle, Seed Bug, Springtails					
Weather: 0°, 0 MPH					

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 #: 590303739

WORK DATE: 01/21/2026

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: 01/21/2026 09:27:00 AM
Time Out: 01/21/2026 09:50:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker

License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish
 Thank you for allowing Truly Nolen services. I've treated the exterior grounds and perimeter with liquid treatment also Weber treatment for spiders and other insects not around exterior and mailroom. 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
OnSlaught FC.		1021-2574	16.0000%	0.0625	Esfenvalerate; Prallethrin; PBO	1.0000 Fluid Ounce	0.0039 Fluid Ounce
Target Pests: Ants, Box Elder Bugs, Cockroaches, Ground Beetle, Mosquito, Seed Bug, Spider, Springtails							
Web Out.		Exempt	10.5000%	10.5000	Thyme Oil: Lemongrass Oil: Citronella: Sodium Lauryl Sulfate	1.0000 Fluid Ounce	0.0078 Gallon
Target Pests: Spider							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

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 #: 590304009

WORK DATE: 01/27/2026

BILL-TO 59026712

Two Rivers North CDD
 Jayna Cooper
 1990 Lanier Rd Ste 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: 01/27/2026 12:03:00 PM
Time Out: 01/27/2026 12:24:00 PM

Customer Signature

Customer Unavailable to Sign
Technician Signature

Sherwin Parker
License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for allowing Truly Nolen services. I've treated the exterior and interior perimeter with a liquid treatment all common treated. Thank you again and take care

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
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None Noted.

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
TEMPRID FX INSECTICIDE		101563-165	31.5000%	0.0199	Imidacloprid; B-Cyfluthrin	1.0000 Fluid Ounce	0.0187 Milliliters
Target Pests: Ants, Cockroaches, Cricket, Earwigs, Ground Beetle, Seed Bug, 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.

December 24, 2025

Invoice Number: 1665027122425
Account Number: **8337 13 062 1665027**
Security Code: **5981**
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

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.

Summary

*Service from 12/24/25 through 01/23/26
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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/11/26</i>	
Total Due by Auto Pay	\$99.99

Thank you for choosing Spectrum Business.

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

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

December 24, 2025

TWO RIVERS NORTH CDDA1

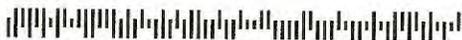
Invoice Number: 1665027122425
Account Number: 8337 13 062 1665027
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Total Due by Auto Pay \$99.99

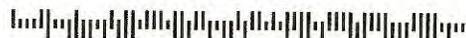


4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 12252025 NNNNNNNN 01 000806 0003

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



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



83371306216650270009994



Invoice Number: 1665027122425
Account Number: 8337 13 062 1665027
Security Code: 5981

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

8633 2390 DY RP 24 12252025 NNNNNNNN 01 000806 0003

Charge Details

Previous Balance		99.99
EFT Payment	12/11	-99.99
Remaining Balance		\$0.00

Payments received after 12/24/25 will appear on your next bill.
Service from 12/24/25 through 01/23/26

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 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.



January 7, 2026
 Invoice Number: 1669019010726
 Account Number: 8337 13 001 1669019
 Security Code: 4366
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 01/07/26 through 02/06/26
 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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/24/26</i>	
Total Due by Auto Pay	\$99.99

JAN 16 2026

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 07 01082026 NNNNNNNN 01 000936 0004

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

January 7, 2026

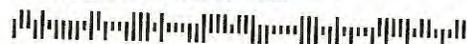
TWO RIVERS NORTH A2

Invoice Number: 1669019010726
 Account Number: 8337 13 001 1669019
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

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



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



8337130011669019000999814

January 7, 2026

Invoice Number: 1669019010726
 Account Number: 8337 13 001 1669019
 Security Code: 4366



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 07 01082026 NNNNNNNN 01 000936 0004

Charge Details

Previous Balance		99.99
EFT Payment	12/24	-99.99
Remaining Balance		\$0.00

Payments received after 01/07/26 will appear on your next bill.

Service from 01/07/26 through 02/06/26

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.

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

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

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

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

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

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

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

Continued on the next page...

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

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





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

4205 0 1
 14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY**

Bill Number: 23804257

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	12/5/2025	8720	1/6/2026	8947	32	227

Usage History

	Reclaimed
January 2026	227
December 2025	258
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

Transactions

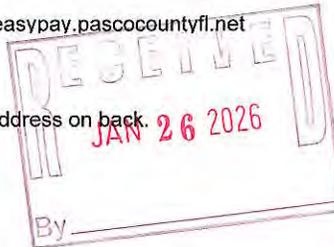
Previous Bill	260.58
Payment 01/05/26	-260.58 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	227 Thousand Gals X \$1.01 229.27
Total Current Transactions	229.27
TOTAL BALANCE DUE	\$229.27



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Account # 1200545
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 229.27

Total Balance Due \$229.27
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 23804258
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	12/5/2025	310	1/6/2026	322	32	12

Usage History

Month	Reclaimed
January 2026	12
December 2025	9
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

Transactions

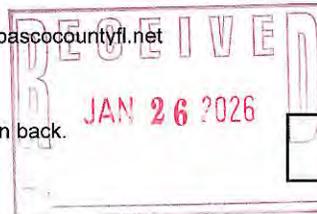
Previous Bill	9.09
Payment 01/05/26	-9.09 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$12.12



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Account #	1200555
Customer #	01530465
Balance Forward	0.00
Current Transactions	12.12

Total Balance Due	\$12.12
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23804513
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	12/5/2025	515	1/6/2026	520	32	5
Irrig Potable	232051286	12/5/2025	610	1/6/2026	616	32	6

Usage History

Month	Water	Read
January 2026	5	6
December 2025	7	7
November 2025	5	8
October 2025	8	6
September 2025	5	8
August 2025	7	6
July 2025	15	15
June 2025	8	32
May 2025	49	31
April 2025	62	23
March 2025	67	26
February 2025	57	14

Transactions

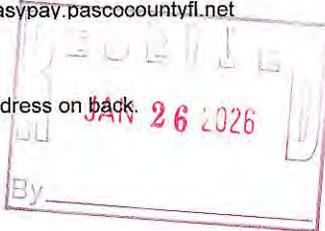
Previous Bill		339.78
Payment 01/05/26		-339.78 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		63.99
Water Tier 1	5.0 Thousand Gals X \$2.18	10.90
Sewer		
Sewer Base Charge		163.47
Sewer Charges	5.0 Thousand Gals X \$7.20	36.00
Irrigation		
Water Base Charge		22.37
Water Tier 1	6.0 Thousand Gals X \$3.47	20.82
Total Current Transactions		317.55
TOTAL BALANCE DUE		\$317.55



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Account # 1218150
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 317.55

Total Balance Due	\$317.55
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 23804262

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	12/5/2025	434	1/6/2026	438	32	4

Usage History

	Reclaimed
January 2026	4
December 2025	3
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

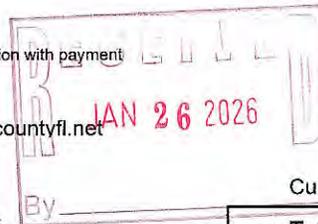
Transactions

Previous Bill	3.03
Payment 01/05/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01
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

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Total Balance Due \$4.04
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 23804260
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	12/5/2025	1317	1/6/2026	1348	32	31

Usage History

	Reclaimed
January 2026	31
December 2025	24
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

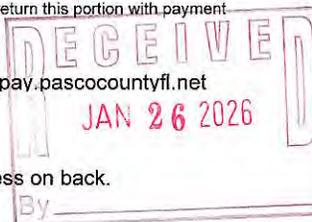
Transactions

Previous Bill	24.24
Payment 01/05/26	-24.24 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	31 Thousand Gals X \$1.01
Total Current Transactions	31.31
TOTAL BALANCE DUE	\$31.31



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Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	31.31

Total Balance Due	\$31.31
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 23804259
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	12/5/2025	717	1/6/2026	724	32	7

Usage History

	Reclaimed
January 2026	7
December 2025	5
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

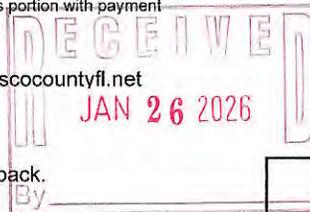
Transactions

Previous Bill	5.05
Payment 01/05/26	-5.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$1.01
Total Current Transactions	7.07
TOTAL BALANCE DUE	\$7.07



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Account #	1200615
Customer #	01530465
Balance Forward	0.00
Current Transactions	7.07

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Total Balance Due	\$7.07
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23804271

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	12/5/2025	222	1/6/2026	226	32	4

Usage History

	Reclaimed
January 2026	4
December 2025	4
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

Transactions

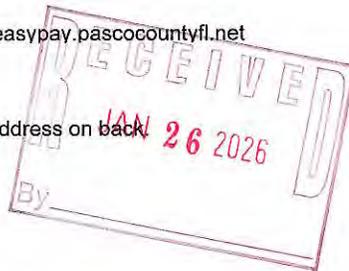
Previous Bill	4.04
Payment 01/05/26	-4.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01
Total Current Transactions	4.04
TOTAL BALANCE DUE	\$4.04



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Account # 1200805
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 4.04

Total Balance Due \$4.04
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH CDD

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

Bill Number: 23804267

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	12/5/2025	295	1/6/2026	298	32	3

Usage History

Reclaimed

January 2026	3
December 2025	3
November 2025	3
October 2025	0
September 2025	1
August 2025	1
July 2025	4
June 2025	8
May 2025	5
April 2025	2
March 2025	1
February 2025	1

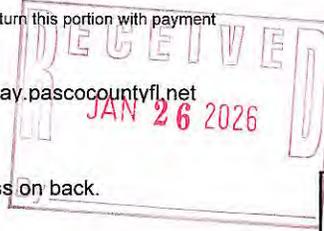
Transactions

Previous Bill	3.03
Payment 01/05/26	-3.03 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 # 1200775
 Customer # 01547338
 Balance Forward 0.00
 Current Transactions 3.03

Total Balance Due \$3.03
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH CDD

Service Address: **35820 SUNFLOWER HILL DR RECLAIM #1**
 Bill Number: 23804265
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	12/5/2025	769	1/6/2026	830	32	61

Usage History

	Reclaimed
January 2026	61
December 2025	62
November 2025	61
October 2025	20
September 2025	16
August 2025	16
July 2025	14
June 2025	26
May 2025	28
April 2025	8
March 2025	18
February 2025	14

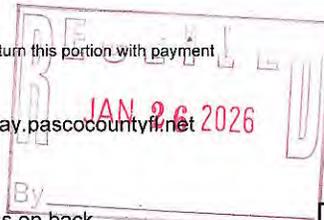
Transactions

Previous Bill	62.62
Payment 01/05/26	-62.62 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	61 Thousand Gals X \$1.01
Total Current Transactions	61.61
TOTAL BALANCE DUE	\$61.61



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

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Total Balance Due \$61.61
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 23804270
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	12/5/2025	694	1/6/2026	719	32	25

Usage History

	Reclaimed
January 2026	25
December 2025	27
November 2025	25
October 2025	16
September 2025	10
August 2025	9
July 2025	27
June 2025	42
May 2025	35
April 2025	41
March 2025	49
February 2025	60

Transactions

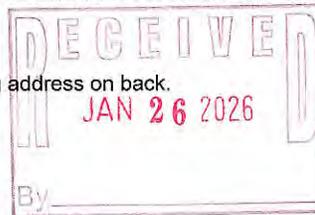
Previous Bill	27.27
Payment 01/05/26	-27.27 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	25 Thousand Gals X \$1.01
	25.25
Total Current Transactions	25.25
TOTAL BALANCE DUE	\$25.25



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Account # 1200810
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 25.25

Total Balance Due	\$25.25
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
 Service Address: **35301 SUNFLOWER HILL DR - 1 INCH RECLAIM**
 Bill Number: 23804268
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	12/5/2025	173	1/6/2026	176	32	3

Usage History

	Reclaimed
January 2026	3
December 2025	2
November 2025	3
October 2025	0
September 2025	1
August 2025	0
July 2025	1
June 2025	1
May 2025	1
April 2025	1
March 2025	2
February 2025	2

Transactions

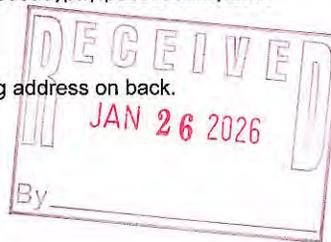
Previous Bill	2.02
Payment 01/05/26	-2.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03



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Account # 1200785
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 3.03

Total Balance Due	\$3.03
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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

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4213 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23804266
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/12/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	12/5/2025	9291	1/12/2026	10184	38	893

Usage History

	Reclaimed
January 2026	893
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

Transactions

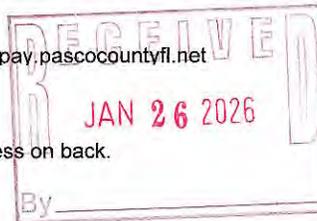
Previous Bill	308.05
Payment 01/05/26	-308.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	893 Thousand Gals X \$1.01 901.93
Total Current Transactions	901.93
TOTAL BALANCE DUE	\$901.93



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Account # 1200710
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 901.93

Total Balance Due \$901.93
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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4212 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN RECLAIM**

Bill Number: 23804264

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	12/5/2025	673	1/6/2026	695	32	22

Usage History

	Reclaimed
January 2026	22
December 2025	21
November 2025	21
October 2025	11
September 2025	7
August 2025	6
July 2025	10
June 2025	16
May 2025	22
April 2025	0
March 2025	0
February 2025	18

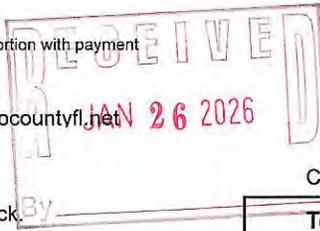
Transactions

Previous Bill	21.21
Payment 01/05/26	-21.21 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	22 Thousand Gals X \$1.01
Total Current Transactions	22.22
TOTAL BALANCE DUE	\$22.22



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net



Account # 1200690
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 22.22

Check this box if entering change of mailing address on back

Total Balance Due	\$22.22
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 23804263

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	12/5/2025	1356	1/6/2026	1408	32	52

Usage History

	Reclaimed
January 2026	52
December 2025	72
November 2025	38
October 2025	0
September 2025	0
August 2025	0
July 2025	1
June 2025	5
May 2025	82
April 2025	99
March 2025	63
February 2025	63

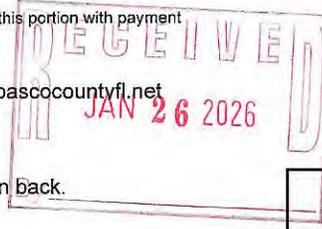
Transactions

Previous Bill	72.72
Payment 01/05/26	-72.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	52 Thousand Gals X \$1.01 52.52
Total Current Transactions	52.52
TOTAL BALANCE DUE	\$52.52



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Account #	1200660
Customer #	01530465
Balance Forward	0.00
Current Transactions	52.52

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

Total Balance Due	\$52.52
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23806329

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	12/5/2025	1456	1/6/2026	1647	32	191

Usage History

	Reclaimed
January 2026	191
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

Transactions

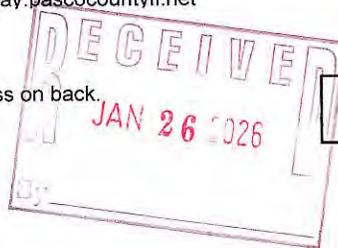
Previous Bill	167.66
Payment 01/05/26	-167.66 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	191 Thousand Gals X \$1.01 192.91
Total Current Transactions	192.91
TOTAL BALANCE DUE	\$192.91



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Account # 1291525
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 192.91

Total Balance Due \$192.91
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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TWO RIVERS NORTH CDD

Service Address: **1920 WEBBSTONE WAY**

Bill Number: 23805292

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	12/5/2025	5172	1/6/2026	5582	32	410

Usage History

	Reclaimed
January 2026	410
December 2025	289
November 2025	335
October 2025	491
September 2025	170
August 2025	134
July 2025	427
June 2025	409
May 2025	184
April 2025	187
March 2025	502
February 2025	668

Transactions

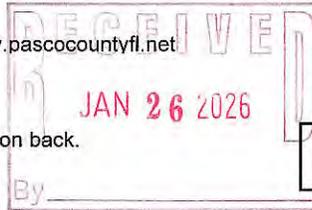
Previous Bill	291.89
Payment 01/05/26	-291.89 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	410 Thousand Gals X \$1.01 414.10
Total Current Transactions	414.10
TOTAL BALANCE DUE	\$414.10



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Account #	1255145
Customer #	01547338
Balance Forward	0.00
Current Transactions	414.10
Total Balance Due	\$414.10
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

TWO RIVERS NORTH CDD
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TWO RIVERS NORTH CDD

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

Bill Number: 23804514

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	12/5/2025	1212	1/6/2026	1250	32	38
Irrig Potable	232051302	12/5/2025	395	1/6/2026	405	32	10

Usage History

Month	Usage	Read
January 2026	38	10
December 2025	20	7
November 2025	14	10
October 2025	13	7
September 2025	7	7
August 2025	13	5
July 2025	12	25
June 2025	13	75
May 2025	22	33
April 2025	13	23
March 2025	11	17
February 2025	6	10

Transactions

Previous Bill	461.72
Payment 01/05/26	-461.72 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	38.0 Thousand Gals X \$2.18 = 82.84
Sewer	
Sewer Base Charge	163.47
Sewer Charges	38.0 Thousand Gals X \$7.20 = 273.60
Irrigation	
Water Base Charge	22.37
Water Tier 1	10.0 Thousand Gals X \$3.47 = 34.70
Total Current Transactions	640.97

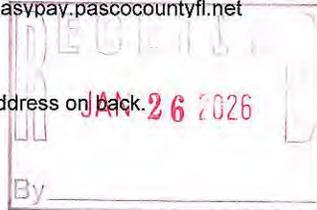
TOTAL BALANCE DUE \$640.97



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Account # 1218160
 Customer # 01547338
 Balance Forward 0.00
 Current Transactions 640.97

Total Balance Due	\$640.97
Due Date	2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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: 23804269

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	12/5/2025	534	1/6/2026	589	32	55

Usage History
 Reclaimed

January 2026	55
December 2025	15
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

Transactions

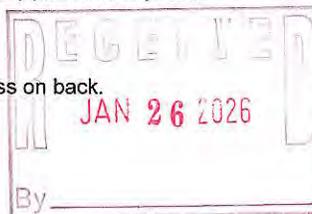
Previous Bill	15.15
Payment 01/05/26	-15.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	55 Thousand Gals X \$1.01
Total Current Transactions	55.55
TOTAL BALANCE DUE	\$55.55



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Account # 1200790
 Customer # 01547338
 Balance Forward 0.00
 Current Transactions 55.55

Total Balance Due \$55.55
Due Date 2/9/2026

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

The Total Due will be electronically transferred on 02/09/2026.

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

Bill Date **01/13/2026**
 Amount Due **40.80**
 Current Charges Due **02/04/2026**

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							
From	To			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	59	01/08	65				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Feb 2025	0	0

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

Previous Balance 40.80
 Payment 40.80CR
 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. 40.80



2 0 1 5 8 4 8 9

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DO NOT PAY

Total amount will be electronically transferred on or after 01/30/2026.

Bill Date: 01/13/2026

District: OP07

Use above space for address change ONLY.



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

Electronic Funds Transfer on or after 01/30/2026
TOTAL CHARGES DUE 40.80
DO NOT PAY

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

Bill Date **01/13/2026**
 Amount Due **40.90**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

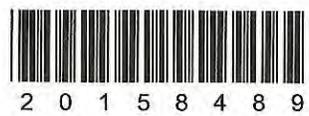
See Reverse Side For More Information

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

ELECTRIC SERVICE						
From	Reading	To	Reading	Multiplier	Dem. Reading	kWh Used
12/05	39	01/08	46			7

Comparative Usage Information		
Period	Days	Average kWh Per Day
Jan 2026	34	0
Dec 2025	30	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.



Previous Balance		40.80
Payment	40.80CR	
Balance Forward		0.00
Customer Charge		
Energy Charge 7 KWH @ 0.06090		39.16
Fuel Adjustment 7 KWH @ 0.04200		0.43
FL Gross Receipts Tax		0.29
		1.02
Total Current Charges		40.90
Total Due	E.F.T.	40.90

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DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 01/13/2026

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District: OP07



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

Electronic Funds Transfer on or after 01/30/2026	
TOTAL CHARGES DUE	40.90
DO NOT PAY	

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

Bill Date **01/13/2026**
 Amount Due **46.71**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	1152	01/08	1214				62

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	2
Dec 2025	30	1
Jan 2025	34	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		44.71
Payment		
Balance Forward	44.71CR	0.00
Customer Charge		39.16
Energy Charge 62 KWH @ 0.06090		3.78
Fuel Adjustment 62 KWH @ 0.04200		2.60
FL Gross Receipts Tax		1.17
Total Current Charges		46.71
Total Due	E.F.T.	46.71

DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

JAN 20 2026



Electronic Funds Transfer on or after 01/30/2026	
TOTAL CHARGES DUE	46.71
DO NOT PAY	

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

Bill Date **01/13/2026**
 Amount Due **40.58**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	47	01/08	51				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Jan 2025	37	0

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



2 0 1 5 8 4 8 9

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

Previous Balance		40.58
Payment		40.58CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 4 KWH @ 0.06090		0.24
Fuel Adjustment 4 KWH @ 0.04200		0.17
FL Gross Receipts Tax		1.01
Total Current Charges		40.58
Total Due	E. F. T.	40.58

DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 01/13/2026

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after	01/30/2026
TOTAL CHARGES DUE	40.58
DO NOT PAY	

Account Number **2332690** Cycle **07**
 Meter Number **13066185**
 Customer Number **20158489**
 Customer Name **TWO RIVERS NORTH CDD**

Bill Date **01/13/2026**
 Amount Due **41.01**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	29280	01/08	29288				8

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Jan 2025	37	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.

Previous Balance **40.80**
 Payment **40.80CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 8 KWH @ 0.06090 **0.49**
 Fuel Adjustment 8 KWH @ 0.04200 **0.34**
 FL Gross Receipts Tax **1.02**

Total Current Charges **41.01**
 Total Due **41.01** E.F.T.



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.

DO NOT PAY

Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: **01/13/2026**

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after 01/30/2026	
TOTAL CHARGES DUE	41.01
DO NOT PAY	

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

Bill Date **01/13/2026**
 Amount Due **535.67**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	83250	01/08	87945				4695

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	138
Dec 2025	30	142
Jan 2025	37	158

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 **490.49**
 Payment **490.49CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 4,695 KWH @ 0.06090 **285.93**
 Fuel Adjustment 4,695 KWH @ 0.04200 **197.19**
 FL Gross Receipts Tax **13.39**

Total Current Charges **535.67**
 Total Due **535.67** E.F.T.

DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: **01/13/2026**

District: OP07

Use above space for address change ONLY.



2332691 OP07
 TWO RIVERS NORTH CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Electronic Funds Transfer on or after 01/30/2026	
TOTAL CHARGES DUE	535.67
DO NOT PAY	

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

Bill Date **01/13/2026**
 Amount Due **54.84**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	1445	01/08	1584				139

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	4
Dec 2025	30	4
Jan 2025	34	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.

Previous Balance **52.51**
 Payment **52.51CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 139 KWH @ 0.06090 **8.47**
 Fuel Adjustment 139 KWH @ 0.04200 **5.84**
 FL Gross Receipts Tax **1.37**

Total Current Charges **54.84**
 Total Due **54.84** E.F.T.



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.

DO NOT PAY

Total amount will be electronically transferred on or after 01/30/2026.

Bill Date: 01/13/2026

District: OP07

Use above space for address change ONLY.



2277332 OP07
 TWO RIVERS NORTH CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Electronic Funds Transfer on or after 01/30/2026
TOTAL CHARGES DUE 54.84
DO NOT PAY

Account Number **2277333** Cycle **07**
 Meter Number **70508236**
 Customer Number **20158489**
 Customer Name **TWO RIVERS NORTH CDD**

Bill Date **01/13/2026**
 Amount Due **40.80**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	105	01/08	111				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Jan 2025	34	0

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



2 0 1 5 8 4 8 9

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

Previous Balance		40.69
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.	40.80

DO NOT PAY

Total amount will be electronically transferred on or after 01/30/2026.

Bill Date: 01/13/2026

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after	01/30/2026
TOTAL CHARGES DUE	40.80
DO NOT PAY	

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

Bill Date **01/13/2026**
 Amount Due **40.90**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	kWh Used
12/05	144	01/08	151			7

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Jan 2025	34	0

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



2 0 1 5 8 4 8 9

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

Previous Balance **40.80**
 Payment **40.80CR**
 Balance Forward **0.00**

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

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

DO NOT PAY

Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: **01/13/2026**

Use above space for address change ONLY.

District: OP07



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

OP07

Electronic Funds Transfer on or after **01/30/2026**
TOTAL CHARGES DUE 40.90
DO NOT PAY

Account Number **2288834** Cycle **07**
 Meter Number
 Customer Number **20158489**
 Customer Name **TWO RIVERS NORTH CDD**

Bill Date **01/13/2026**
 Amount Due **4,444.12**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



2 0 1 5 8 4 8 9

You have 24-hour access to manage your account on-line through Smarhub 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 4,444.12
 Payment 4,444.12CR
 Balance Forward 0.00

Light Energy Charge 35.84
 Light Support Charge 78.08
 Light Maintenance Charge 1,187.84
 Light Fixture Charge 1,465.60
 Light Fuel Adj 3,200 KWH @ 0.04200 134.40
 Poles (QTY 128) 1,536.00
 FL Gross Receipts Tax 6.36

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

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

DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 01/13/2026

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after 01/30/2026	
TOTAL CHARGES DUE	4,444.12
DO NOT PAY	

Account Number **2288838** Cycle 07
 Meter Number
 Customer Number 20158489
 Customer Name TWO RIVERS NORTH CDD

Bill Date **01/13/2026**
 Amount Due **4,038.21**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



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

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

Previous Balance 4,038.21
Payment 4,038.21CR
Balance Forward 0.00

Light Energy Charge 32.76
Light Support Charge 71.37
Light Maintenance Charge 1,085.76
Light Fixture Charge 1,339.65
Light Fuel Adj 2,925 KWH @ 0.04200 122.85
Poles (QTY 115) 1,380.00
FL Gross Receipts Tax 5.82

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

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

DO NOT PAY
 Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 01/13/2026

District: OP07

Use above space for address change ONLY.



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

OP07

Electronic Funds Transfer on or after	01/30/2026
TOTAL CHARGES DUE	4,038.21
DO NOT PAY	

Account Number **2296250** Cycle 07
 Meter Number 84259388
 Customer Number 20158489
 Customer Name TWO RIVERS NORTH CDD

Bill Date **01/13/2026**
 Amount Due **351.39**
 Current Charges Due **02/04/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/05	82301	01/08	85250				2949

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	87
Dec 2025	30	144
Jan 2025	34	114

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 494.93
 Payment 494.93CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 2,949 KWH @ 0.06090 179.59
 Fuel Adjustment 2,949 KWH @ 0.04200 123.86
 FL Gross Receipts Tax 8.78

Total Current Charges 351.39
 Total Due **E.F.T.** 351.39

DO NOT PAY

Total amount will be electronically transferred on or after 01/30/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 01/13/2026

Use above space for address change ONLY.

District: OP07



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

OP07

Electronic Funds Transfer on or after 01/30/2026	
TOTAL CHARGES DUE	351.39
DO NOT PAY	

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: January 20, 2026

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 1/20/2026 12:50

Down to Earth Landscape & Irrigation

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



Invoice: #164959

January 2026

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Full property mulch
Estimate # 126852

Invoice Date

1/23/2026

Date Due

2/7/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#126852 - Full property mulch				\$19,825.71
<ul style="list-style-type: none"> 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.

LCE025: Tree/Plant Installation				\$19,825.71
Black Mulch (Sub)	Each	1.00	\$19825.71	\$19825.71

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p>	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.	Subtotal	\$19,825.71
	https://huntington.billeriq.com/ebpp/DownToEarth/	Sales Tax	\$0.00
		Total	\$19,825.71
		Credits/Payments	(\$0.00)
		Balance Due	\$19,825.71



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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Full property mulch	October 3, 2025	Brent T Franklin	

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
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:

Kollamay 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, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation

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

Estimate: #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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Full property mulch	October 3, 2025	Brent T Franklin	

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
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:

Kollamay 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, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: January 20, 2026

	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 1/20/2026 12:50

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

Invoice 1215



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

DATE 01/16/2026	PLEASE PAY \$375.00	DUE DATE 02/15/2026
---------------------------	--------------------------------------	-------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Bug removal	Bugs and cocoons were removed from the inside, hallway, entrance, and mail kiosk. Pool deck was lightly spot treated.		375.00	375.00

Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

SUBTOTAL	375.00
TAX	0.00
TOTAL	375.00

TOTAL DUE \$375.00

THANK YOU.



61

67

76

82

91

97

106

112

121

127

62

68

77

83

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U.S. MAIL

U.S. MAIL

U.S. MAIL

U.S. MAIL

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19P

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22P

U.S. MAIL

118

119

120

25P

U.S. MAIL

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134

135







Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: January 20, 2026

	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 1/20/2026 12:50

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers North CDD

Board Meeting Date: January 20, 2026

	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 1/20/2026 12:50



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa



Page 1 of 4
Billing cycle 11/10/25 - 12/09/25
Account number ending in 1013

Account summary

Previous balance		\$1,405.19
Payments & other credits	-	\$1,422.30
Purchases & other charges	-	\$912.97
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$895.86

Credit limit	\$10,000.00
Available credit	\$9,104.14
Available for cash advance	\$0.00
Statement closing date	12/09/2025
Days in billing cycle	30

Payment information

New balance	\$895.86
Minimum payment due	\$20.00
Payment due date	01/03/26

Questions?

- Visit truist.com
- Call 844-4TRUIST (844-487-8478)
- International collect 910-914-8250
- Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

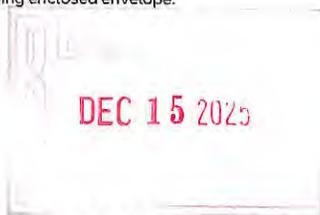
Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
TWO RIVERS NORTH CMNTY DEV DISTRICT			Account number ending in 1013	Total: -\$1,405.19
				- B

Please detach bottom portion and submit with payment using enclosed envelope.

Account number ending in	1013
Statement closing date	12/09/25
New balance	\$895.86
Minimum payment due	\$20.00
Payment due Date	01/03/26
Amount enclosed	\$

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400



Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

480000562136800000000000000020000000000089586

TWO RIVERS NORTH CMNTY DEV DISTRICT
ERIC DAVIDSON
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

**N000477

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



58 10 1 39 2 11 56 1 30 1 7 56 1 4 1 18 7 18 10 1 3 11



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Billing cycle 11/10/25 - 12/09/25

Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
11/23	11/23	0625112302923411	PAYMENTS - THANK YOU	-\$1,405.19

Cardholder activity

Total cardholder new activity: \$895.86

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ				
Account number ending in 8900				Total: \$895.86
11/10	11/12	24789305315742601577098	OTC BRANDS *OTC BRANDS 800-2280475 NE	\$31.26
11/25	11/27	24943015330010191312709	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$26.73
11/26	11/26	24692165330108794015384	AMAZON MKTPL*B255D6GPO Amzn.com/billWA	\$30.00
11/26	11/26	24011345330100078669186	AMAZON RETA* B21RK1XJO WWW.AMAZON.COWA	\$18.69
11/27	11/27	24692165331109829908113	AMAZON MKTPL*B29IZ2U41 Amzn.com/billWA	\$182.97
12/01	12/03	24137465336200340553660	HOBBY-LOBBY #567 ZEPHYRHILLS FL	\$59.25
12/01	12/02	24692165335104503226748	LOWES #01854* ZEPHYRHILLS FL	\$38.50
12/02	12/03	24692165336105543866608	AMAZON MKTPL*BB4U69R81 Amzn.com/billWA	\$28.88
12/03	12/03	24692165337105618470152	AMAZON MKTPL*BIOQZ6JT2 Amzn.com/billWA	\$21.14
12/03	12/03	24692165337105611877841	AMAZON MKTPL*BB0YF26CO Amzn.com/billWA	\$28.88
12/03	12/04	24388865337162318356615	PADDLE.NET* KULULU New York NY	\$39.00
12/03	12/04	24692165338106714233857	MICHAELS STORES 8778 WESLEY CHAPELFL	\$59.80
12/03	12/04	24164075337091016242130	TARGET 00029199 Wesley ChapelFL	\$45.21
12/04	12/05	24445005339400111139479	WM SUPERCENTER #706 ZEPHYRHILLS FL	\$45.81
12/05	12/08	74137465340200401060885	HOBBY-LOBBY #567 ZEPHYRHILLS FL	-\$17.11
12/05	12/07	24204295339000902088055	HickoryFarms.com Chicago IL	\$256.85

Interest charge calculation

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

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

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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Set up automatic payments

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



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa



Billing cycle 12/10/25 - 01/09/26

Account number ending in 1013

Account summary

Previous balance		\$895.86
Payments & other credits	-	\$895.86
Purchases & other charges	-	\$528.00
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$528.00

Credit limit	\$10,000.00
Available credit	\$9,472.00
Available for cash advance	\$0.00
Statement closing date	01/09/2026
Days in billing cycle	31

Payment information

New balance	\$528.00
Minimum payment due	\$20.00
Payment due date	02/03/26

Questions?



Visit
truist.com



Call
844-4TRUIST
(844-487-8478)



International
collect
910-914-8250



Write
TRUIST CARD SERVICES
PO BOX 200
WILSON, NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
TWO RIVERS NORTH CMNTY DEV DISTRICT			Account number ending in 1013	Total: -\$895.86
				- B

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	1013
Statement closing date	01/09/26
New balance	\$528.00
Minimum payment due	\$20.00
Payment due Date	02/03/26
Amount enclosed	\$

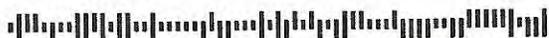
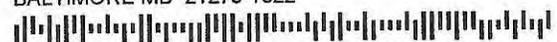
Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

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TWO RIVERS NORTH CMNTY DEV DISTRICT
ERIC DAVIDSON
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

**N0004972

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



58 10 133 7 56 130 1756 4 118 7 18 10 13



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Billing cycle 12/10/25 - 01/09/26

Account number ending in 1013

Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

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TWO RIVERS NORTH CMNTY DEV DISTRICT

Billing cycle 12/10/25 - 01/09/26

Account number ending in 1013

Business Visa

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
12/23	12/23	0625122303248744	PAYMENTS - THANK YOU	-\$895.86

Cardholder activity

Total cardholder new activity: \$528.00

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ		Account number ending in 8900		Total: \$528.00
12/17	12/18	24431065352345587434551	ZEPHYRHILLS RURAL KING ZEPHYRHILLS FL	\$99.99
12/17	12/18	24445005352400130096488	WM SUPERCENTER #706 ZEPHYRHILLS FL	\$47.51
12/18	12/18	24793385352000104224217	Moultrie Birmingham AL	\$16.99
01/07	01/08	24692166007107425551981	Amazon.com*012J83393 Amzn.com/billWA	\$93.92
01/07	01/08	24692166007107358647418	AMAZON MKTPL*2T3XZ58R3 Amzn.com/billWA	\$149.79
01/08	01/09	24692166008108195999623	AMAZON MKTPL*324ZW6H83 Amzn.com/billWA	\$119.80

Interest charge calculation

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

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

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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Set up automatic payments

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



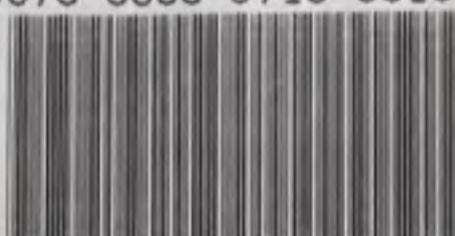
Give us feedback @ survey.walmart.com
Thank you! ID #:7VRPRK7N3ZF

Walmart

WM Supercenter
813-782-1957 Mgr. TBD
7631 GALL BLVD
ZEPHYRHILLS FL 33541

ST# 00706 OP# 009007 TE# 07 TR# 04293

ITEMS SOLD 3
TC# 9375 5085 9716 8318 4144



MAX AA 24PK	039800145210	17.87	N
MAX AA 24PK	039800145210	17.87	N
FG SUNGLASS	193033731030	11.00	T

	SUBTOTAL	46.74
TAX1	7.0000 %	0.77
	TOTAL	47.51
	VISA TEND	47.51
	CHANGE DUE	0.00

VISA CREDIT- 8900 I 1 APPR#06834G

47.51 TOTAL PURCHASE

REF # U4098q056016

TRANS ID - 345351494216743

VALIDATION - 3DB5

PAYMENT SERVICE - E

AID A0000000031010

TERMINAL # 22885211

*No Signature Required

12/17/25 08:43:41



Get free delivery
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with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.

12/17/25 08:43:51

Moultrie Mobile

Receipt

+1 844-908-1219

Invoice number
Date paid
Payment method

INV14793856
December 18, 2025
*****8900

Paid by
Jessy Perez
2005 Pan Am Cir, Ste 300
Tampa, Florida 33607
United States
jesenia.perez@inframark.com

\$16.99 paid on December 18, 2025

Charge Summary

Description	Qty	Unit Price	Amount
Charge for Unlimited plan for service period 12/17/2025-01/16/2026	1	\$16.99	\$16.99
		Subtotal	\$16.99
		Tax	\$0.00
		Invoice Total	\$16.99

Payments, Other Charges and Credits

Date	Number	Type	Description	Applied Amount
12/18/2025	P-14109891	Payment		(\$16.99)
			Invoice Balance	\$0.00

Questions? Contact Moultrie Mobile at CustomerSupport@MoultrieMobile.com or call at +1 844-908-1219.

INV14793856 – 1 of 1

Order Summary

Order placed January 7, 2026 Order # 113-3605309-7359436

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: \$87.78 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Total before tax: \$87.78 Estimated tax to be collected: \$6.14 Grand Total: \$93.92
---	---	---

Delivered January 8
Package was left in a secure location



[HP 67 Black/Tri-Color Ink Cartridges \(2-Pack\) | Works with DeskJet 1255, 2700, 4100, Envy 6000, 6400 | Instant Ink Eligible | 3YP29AN | Packaging May Vary](#)
Sold by: Amazon.com
Supplied by: Other
Return or replace items: Eligible through February 7, 2026
\$43.89

[Back to top](#)

Order Summary

Order placed January 7, 2026 Order # 113-8693813-8810617

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: \$139.99 Shipping & Handling: \$0.00 Total before tax: \$139.99 Estimated tax to be collected: \$9.80 Grand Total: \$149.79
---	---	--

Delivered January 10



[Yeyawomy 72" Black Pantry Cabinet for Kitchen Storage with LED Light & Power Outlets, Microwave Stand with Storage, Kitchen Pantry Cabinet with Microwave Shelf](#)
Sold by: [Yeyawomy](#)
Supplied by: Other
Return or replace items: Eligible through February 13, 2026
\$139.99

[Back to top](#)

Order Summary

Order placed January 7, 2026 Order # 113-5193914-4393037

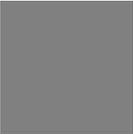
Ship to	Payment method	Order Summary
Jessy Perez 15138 21ST ST DADE CITY, FL 33523-2201 United States	Visa ending in 8900 View related transactions	Item(s) Subtotal: \$111.96 Shipping & Handling: \$0.00 Total before tax: \$111.96 Estimated tax to be collected: \$7.84 Grand Total: \$119.80

Delivered January 11

Package was left in a secure location



[Parking Violation Stickers Notice \(Pack of 50\) Tow Warning You are Illegally Parked Multi Reasons - Large Size 6" X 9" - Green](#)
Sold by: ParthImpex
Return or replace items: Eligible through February 8, 2026
\$16.99



[Glymnis Ping Pong Paddles Set of 4 Table Tennis Rackets with 8 Balls, Storage Case for Indoor Outdoor Table Tennis Paddle Game Accessories](#)
Sold by: chongyangxiankuyueshangmaoyouxiangongsi
Return or replace items: Eligible through February 8, 2026
\$22.99

Delivered January 9

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



[AOSKY Blackout Roller Shades Cordless Blinds for Windows, Free-Stop Shades with Valance, Thermal Insulated Fabric, UV Protection, Natural Woven Blinds for Home and Office \(24" W x 72" H, Black\)](#)
Sold by: GuanMu
Return or replace items: Eligible through February 8, 2026
\$35.99

[Back to top](#)

EST'D 1960
RURAL KING

AMERICA'S FARM & HOME STORE

Zephyrhills
 Rural King, Zephyrhills 7422 Gall BLVD
 Zephyrhills, FL 33541
 813-779-0200

Store: 101 Register: 4
 Date: 12/17/25 Time: 8:24 AM
 Ticket: 318983 Cashier: 79915
 Customer: Jesenia Perez (1957121)

Loyalty #: *****2680
 Points Until Next Reward: 163.16

Visit:
www.ruralkingfeedback.smg.com



We Value Your Feedback!

Item	Qty	Price	Amount
EDGE 2 2pk			
2024033918	1 ea	129.99	99.99
		Week 51	(30.00)
		Subtotal	99.99
		Tax	0.00
		Total	99.99

Visa Credit Card 99.99
 *****8900

Transaction Type: Sale
 Entry Method: Contactless
 Auth Time: 8:24 AM Auth #: 01432G
 Trace Number: 133983 AID: A000000031010
 TVR: 000000000 TSI: 0000

X _____
 I agree to pay the above amount according to my
 card holder agreement.

Change 0.00

You have saved 30.00

 Save even more with the RK Visa Card!

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475
 (352) 629-9645 * (800) 366-9645
<http://www.bigsunfencing.com>

Invoice

Date	Invoice #
1/13/2026	SB-1817

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

Ship To
 POOL GATE REPAIR
 1919 Lanier RD
 Zephyrhills Fl 33541

P.O. Number	Terms	Rep	Ship	Via
251227	50% Dep on Order, Bal on Comp.	DW	1/13/2026	

Quantity	U/M	Description	Price Each	Amount
1		L.F. Fence Installation w/Concrete	175.00	175.00
1		TRIP CHARGE	320.00	320.00

Thank You For Your Consideration.	Total	\$495.00
	Payments/Credits	\$0.00
	Balance Due	\$495.00

Down to Earth Landscape & Irrigation

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



Invoice: #162942

December 2025

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Shell pathway
Estimate # 132383

Invoice Date

12/26/2025

Date Due

1/10/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#132383 - Shell pathway				\$9,919.00
• Refresh shell pathway, split between Childers and Northwater				

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

LCE025: Tree/Plant Installation				\$9,919.00
Crushed Shell (Coquina rock) installed (E) (Kit)	Cubic Yard	40.00	\$182.35	\$7294.00
Rental Equipment (not specified) (Equipment)	Dollar	1.00	\$350.00	\$350.00
Site Prep, Removal, & Disposal (E) (Labor)				\$2275.00

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtlandscape.com for all other questions or concerns.</p>	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.billeri.com/ebpp/DownToEarth/	Subtotal	\$9,919.00
		Sales Tax	\$0.00
		Total	\$9,919.00
		Credits/Payments	(\$0.00)
		Balance Due	\$9,919.00

Down to Earth Landscape & Irrigation

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



Invoice: #162945

December 2025

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Shell pathway
Estimate # 132443

Invoice Date

12/26/2025

Date Due

1/10/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#132443 - Shell pathway				\$9,919.00
• Refresh shell pathway, split between Childers and Northwater				

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

LCE025: Tree/Plant Installation				\$9,919.00
Crushed Shell (Coquina rock) installed (E) (Kit)	Cubic Yard	40.00	\$182.35	\$7294.00
Rental Equipment (not specified) (Equipment)	Dollar	1.00	\$350.00	\$350.00
Site Prep, Removal, & Disposal (E) (Labor)				\$2275.00

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

Visit us at <https://dtlandscape.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.billeri.com/ebpp/DownToEarth/>

Subtotal	\$9,919.00
Sales Tax	\$0.00
Total	\$9,919.00
Credits/Payments	(\$0.00)
Balance Due	\$9,919.00

Down to Earth Landscape & Irrigation

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



Invoice: #162943

December 2025

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

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

Project/Job

Seasonal flower change.
Estimate # 134555

Invoice Date

12/26/2025

Date Due

1/10/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134555 - Seasonal flower change.				\$4,936.90
<ul style="list-style-type: none"> Seasonal annual removal and installation at the entrance to Childers and the amenity center. Install fresh 50/50 compose soil and till in. Top dress with super bloom fertilizer Top dress with Snap shot Modify irrigation as needed. 				

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

LCE025: Tree/Plant Installation				\$4,556.90
Annuals - premium (Sub)	4"	1000.00	\$3.96	\$3960.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES) (Material)	Each	1.50	\$97.93	\$146.90
Site Prep, Removal, & Disposal (E) (Labor)				\$450.00
LCE005: Irrigation Installation				\$380.00
Irrigation Labor (Hide) (Labor)				\$255.00
Miscellaneous Fertilizer (Material)	Each	1.00	\$75.00	\$75.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$50.00	\$50.00

Billing Questions
Theresa.Koglin@Down2earthinc.com
 (321) 228-5717
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<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$4,936.90
Sales Tax	\$0.00
Total	\$4,936.90
Credits/Payments	(\$0.00)

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Balance Due	\$4,936.90
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See Terms & Conditions at <https://delandscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation

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

Estimate: #134555

Customer Address

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

Billing Address

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

Physical Job Address

Two Rivers North CDD A1
Durand Ct.
Wesley Hills, FL 33541

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Seasonal flower change.	December 12, 2025	Brent T Franklin	

Estimate Details

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

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

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

Proposed By:

Agreed & Accepted By:

Brent T Franklin
Down to Earth

12/03/2025
Date

Jayna Cooper

12-8-25
Inframark Date

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

Down to Earth Landscape & Irrigation

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



Invoice: #162946

December 2025

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

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

Project/Job

Seasonal flower change.
Estimate # 134556

Invoice Date

12/26/2025

Date Due

1/10/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134556 - Seasonal flower change.				\$4,936.90
<ul style="list-style-type: none"> Seasonal annual removal and installation at the entrance to Northwater and the amenity center. Install fresh 50/50 compose soil and till in. Top dress with super bloom fertilizer Top dress with Snap shot Modify irrigation as needed. 				

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

LCE025: Tree/Plant Installation				\$4,556.90
Annuals - premium (Sub)	4"	1000.00	\$3.96	\$3960.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES) (Material)	Each	1.50	\$97.93	\$146.90
Site Prep, Removal, & Disposal (E) (Labor)				\$450.00
LCE005: Irrigation Installation				\$380.00
Irrigation Labor (Hide) (Labor)				\$255.00
Miscellaneous Fertilizer (Material)	Each	1.00	\$75.00	\$75.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$50.00	\$50.00

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.billeri.com/ebpp/DownToEarth/>

Subtotal	\$4,936.90
Sales Tax	\$0.00
Total	\$4,936.90
Credits/Payments	(\$0.00)

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Balance Due	\$4,936.90
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See Terms & Conditions at <https://d144ndscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation

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

Estimate: #134556

Customer Address

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

Billing Address

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

Physical Job Address

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Seasonal flower change.	December 5, 2025	Brent T Franklin	

Estimate Details

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

Subtotal **\$4,936.90**

Estimated Tax \$0.00

Job Total **\$4,936.90**

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

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

Proposed By:

Agreed & Accepted By:

Brent T Franklin
Down to Earth

12/03/2025
Date

Jayna Cooper

12-8-25
Inframark Date

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

Down to Earth Landscape & Irrigation

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



Invoice: #162944

December 2025

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Emergent tree work @ entrance
Estimate # 134953

Invoice Date

12/26/2025

Date Due

1/10/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134953 - Emergent tree work @ entrance				\$1,271.05
<ul style="list-style-type: none"> Emergent Upon Monday's property inspection DTE discovered 2 Oak tree at the entrance to Childers had blown over and floated out of the hole due to recent heavy rains over the weekend. One located on Lockman. One located at the amenity center Reset Oak tree with loader. Restake Oak Tree with hurricane stakes. Add soil to help secure tree. Adjust irrigation as needed. 				





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

LCE025: Tree/Plant Installation				\$1,001.05
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	6.00	\$11.26	\$67.55
Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00

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Landscape Soil (Material)	Cubic Yard	2.00	\$131.75	\$263.50
Site Prep, Removal, & Disposal (E) (Labor)				\$520.00
LCE005: Irrigation Installation				\$270.00
Irrigation Labor (Hide) (Labor)				\$170.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$100.00	\$100.00

Billing Questions
Theresa.Koglin@Down2earthinc.com
(321) 228-5717
Visit us at <https://dtelandscape.com> for all other questions or concerns.

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

Subtotal	\$1,271.05
Sales Tax	\$0.00
Total	\$1,271.05
Credits/Payments	(\$0.00)
Balance Due	\$1,271.05

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Re: Two Rivers Approvals

From Cooper, Jayna <jayna.cooper@inframark.com>
Date Thu 1/9/2025 7:27 PM
To Dave Towsley <dave.towsley@down2earthinc.com>
Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Attention!

Notice: External Email
Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.
Please report any suspicious email to IT Support.

Hi Dave,

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

Thank you,

Jayna Cooper | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Dave Towsley <dave.towsley@down2earthinc.com>
Sent: Wednesday, January 8, 2025 9:19 AM
To: Cooper, Jayna <jayna.cooper@inframark.com>
Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>
Subject: Two Rivers Approvals

This Message Is From an External Sender

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

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

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

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtelandscape.com



Re: Two Rivers Approvals

From Cooper, Jayna <jayna.cooper@inframark.com>
Date Thu 1/9/2025 7:27 PM
To Dave Towsley <dave.towsley@down2earthinc.com>
Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

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Jayna Cooper | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

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Sent: Wednesday, January 8, 2025 9:19 AM
To: Cooper, Jayna <jayna.cooper@inframark.com>
Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>
Subject: Two Rivers Approvals

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Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtelandscape.com





153



154

TWO RIVERS NORTH CDD
DISTRICT CHECK REQUEST

Today's Date 1/9/2026

Payable To Two Rivers North CDD

Total Check Amount \$15,322.72

Check Amount \$15,322.72

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	96.44%
Net Total	2,628,044.78	100.00%	100.00%	

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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		
1/8/2026	31,078.22	16,674.63	14,403.59	-	TRNOR01082026		
1/8/2026	1,983.17	1,064.04	919.13	-	TRNOR01082026 INT		Interest
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
TOTAL	2,548,755.44	1,367,559.03	1,181,196.41				
Net Total on Roll	2,628,044.78						
Collection Surplus / (Deficit)	(93,501.52)						

*Two Rivers North
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 1,077,436	\$ -	\$ -	\$ -	\$ -	\$ 1,077,436
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	4,847	-	-	4,847
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	1,351,965	-	-	-	1,351,965
Deposits	3,645	-	-	-	-	3,645
Utility Deposits	318,868	-	-	-	-	318,868
Fixed Assets						
Construction Work In Process	-	-	-	21,775,363	-	21,775,363
Amount To Be Provided	-	-	-	-	17,635,000	17,635,000
TOTAL ASSETS	\$ 1,399,949	\$ 1,960,904	\$ 4,885	\$ 21,775,363	\$ 17,635,000	\$ 42,776,101
LIABILITIES						
Accounts Payable	\$ 25,736	\$ -	\$ 773,653	\$ -	\$ -	\$ 799,389
Due To Developer	318,726	-	-	-	-	318,726
Bonds Payable	-	-	-	-	17,635,000	17,635,000
Due To Other Funds	38	-	-	-	-	38
TOTAL LIABILITIES	344,500	-	773,653	-	17,635,000	18,753,153

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,960,904	-	-	-	1,960,904
Unassigned:	1,055,449	-	(768,768)	21,775,363	-	22,062,044
TOTAL FUND BALANCES	1,055,449	1,960,904	(768,768)	21,775,363	-	24,022,948
TOTAL LIABILITIES & FUND BALANCES	\$ 1,399,949	\$ 1,960,904	\$ 4,885	\$ 21,775,363	\$ 17,635,000	\$ 42,776,101

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,027	\$ 4,027	0.00%
Special Assmnts- Tax Collector	1,500,047	1,367,559	(132,488)	91.17%
Other Miscellaneous Revenues	-	1,000	1,000	0.00%
TOTAL REVENUES	1,500,047	1,372,586	(127,461)	91.50%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,400	9,600	20.00%
ProfServ - Dissemination Services	5,000	3,167	1,833	63.34%
ProfServ - Technology Services	1,200	400	800	33.33%
ProfServ - Recording Secretary	4,500	1,500	3,000	33.33%
ProfServ-Tax Collector	-	1,594	(1,594)	0.00%
Trustee Fees	6,500	3,030	3,470	46.62%
ProfServ - Field Services	18,000	6,000	12,000	33.33%
ProfServ - Assessment Roll	5,000	1,667	3,333	33.34%
District Counsel	25,000	19,546	5,454	78.18%
District Engineer	9,500	1,351	8,149	14.22%
ProfServ - Administrative Services	5,500	1,833	3,667	33.33%
ProfServ - District Manager	25,000	8,333	16,667	33.33%
ProfServ - Accounting Services	12,000	4,000	8,000	33.33%
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	307	693	30.70%
ProfServ - Rentals & Leases	1,200	808	392	67.33%
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	1,054	(854)	527.00%
Meeting Expense	500	163	337	32.60%
ProfServ - Website Administration	2,400	600	1,800	25.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	185,003	93,848	91,155	50.73%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	800	1,000	44.44%
Water Utility Services	20,000	9,329	10,671	46.65%
Gas	10,000	1,370	8,630	13.70%
Electric Utility Services	45,000	5,580	39,420	12.40%
Streetlights	190,000	33,942	156,058	17.86%
Total Electric Utility Services	266,800	51,021	215,779	19.12%
<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	155,239	321,761	32.54%
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	19,826	15,174	56.65%
Trail Maintenance	13,574	20,789	(7,215)	153.15%
Tree Trimming	10,000	6,341	3,659	63.41%
Irrigation Maintenance	30,000	3,688	26,312	12.29%
Entry/Gate/Walls Maintenance	10,000	6,900	3,100	69.00%
Aquatic Maintenance - Contract	36,120	12,040	24,080	33.33%
Total Other Physical Environment	722,694	234,697	487,997	32.48%
<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	1,445	955	60.21%
Contract - Facility Janitorial	20,000	16,000	4,000	80.00%
Pool - Contract	40,000	15,080	24,920	37.70%
Security Monitoring Services	12,000	-	12,000	0.00%
Amenity Onsite Staff	87,550	29,183	58,367	33.33%
Facility Janitorial Supplies/Other	3,000	-	3,000	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
Pool - R&M	6,000	-	6,000	0.00%
Amenity R&M	20,000	957	19,043	4.79%
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	6,068	3,932	60.68%
Office Supplies	1,000	-	1,000	0.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	240,550	71,826	168,724	29.86%
<u>Contingency</u>				
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Miscellaneous Contingency	20,000	11,363	8,637	56.82%
Total Contingency	55,000	11,363	43,637	20.66%
TOTAL EXPENDITURES	1,500,047	462,755	1,037,292	30.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	909,831	909,831	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	\$ -	\$ 910,029	\$ 910,029	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		145,420		
FUND BALANCE, ENDING		\$ 1,055,449		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 13,714	\$ 13,714	0.00%
Special Assmnts- Tax Collector	-	1,181,196	1,181,196	0.00%
Special Assmnts- CDD Collected	1,215,334	-	(1,215,334)	0.00%
TOTAL REVENUES	1,215,334	1,194,910	(20,424)	98.32%
<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	-	741,101	741,101	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,219,803		
FUND BALANCE, ENDING		\$ 1,960,904		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 58	\$ 58	0.00%
TOTAL REVENUES	-	58	58	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	58	58	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(768,826)		
FUND BALANCE, ENDING		<u>\$ (768,768)</u>		

Bank Account Statement

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Two Rivers North CDD

Bank Account No. 5652
Statement No. 01_26

Statement Date 01/31/2026

G/L Account No. 101001 Balance	1,077,435.79	Statement Balance	1,080,924.31
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	1,080,924.31
Subtotal	1,077,435.79	Outstanding Checks	-3,488.52
Negative Adjustments	0.00	Ending Balance	1,077,435.79
Ending G/L Balance	1,077,435.79		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/08/2026		JE000839	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	31,078.22	31,078.22	0.00
01/08/2026		JE000840	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	1,983.17	1,983.17	0.00
01/30/2026		JE000841	Gas	Bank recon adj Teco	4.30	4.30	0.00
01/30/2026		JE000842	Gas	Bank recon adj Teco	23.04	23.04	0.00
01/30/2026		JE000844	Interest - Investments	Interest Earned	1,518.77	1,518.77	0.00
01/31/2025		JE000848	Gas	Reverse Credit Memo	43.88	43.88	0.00
Total Deposits					34,651.38	34,651.38	0.00
Checks							0.00
12/17/2025	Payment	1556	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,780.40	-3,780.40	0.00
12/24/2025	Payment	300250	PASCO COUNTY UTILITIES SERVICE	Inv: 23627524-ACH	-167.66	-167.66	0.00
12/24/2025	Payment	300251	PASCO COUNTY UTILITIES SERVICE	Inv: 23625702-ACH	-339.78	-339.78	0.00
12/24/2025	Payment	300252	PASCO COUNTY UTILITIES SERVICE	Inv: 23625459-ACH	-4.04	-4.04	0.00
12/24/2025	Payment	300253	PASCO COUNTY UTILITIES SERVICE	Inv: 23625458-ACH	-27.27	-27.27	0.00
12/24/2025	Payment	300254	PASCO COUNTY UTILITIES SERVICE	Inv: 23625456-ACH	-2.02	-2.02	0.00
12/24/2025	Payment	300255	PASCO COUNTY UTILITIES SERVICE	Inv: 23625454-ACH	-308.05	-308.05	0.00
12/24/2025	Payment	300256	PASCO COUNTY UTILITIES SERVICE	Inv: 23625451-ACH	-72.72	-72.72	0.00
12/24/2025	Payment	300257	PASCO COUNTY UTILITIES SERVICE	Inv: 23625452-ACH	-21.21	-21.21	0.00
12/24/2025	Payment	300258	PASCO COUNTY UTILITIES SERVICE	Inv: 23625450-ACH	-3.03	-3.03	0.00
12/24/2025	Payment	300259	PASCO COUNTY UTILITIES SERVICE	Inv: 23625449-ACH	-1.01	-1.01	0.00
12/24/2025	Payment	300260	PASCO COUNTY UTILITIES SERVICE	Inv: 23625448-ACH	-5.05	-5.05	0.00

Bank Account Statement

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Two Rivers North CDD

Bank Account No. 5652
Statement No. 01_26

Statement Date 01/31/2026

Date	Type	Account No.	Description	Inv/Check No.	Debit	Credit	Balance
12/24/2025	Payment	300261	PASCO COUNTY UTILITIES SERVICE	Inv: 23625447	-24.24	-24.24	0.00
12/24/2025	Payment	300262	PASCO COUNTY UTILITIES SERVICE	Inv: 23625446-ACH	-9.09	-9.09	0.00
12/24/2025	Payment	300263	PASCO COUNTY UTILITIES SERVICE	Inv: 23626485-ACH	-291.89	-291.89	0.00
12/24/2025	Payment	300264	PASCO COUNTY UTILITIES SERVICE	Inv: 23625445-ACH	-260.58	-260.58	0.00
12/24/2025	Payment	300265	PASCO COUNTY UTILITIES SERVICE	Inv: 23625703-ACH	-461.72	-461.72	0.00
12/24/2025	Payment	300266	PASCO COUNTY UTILITIES SERVICE	Inv: 23625457-ACH	-15.15	-15.15	0.00
12/24/2025	Payment	300267	PASCO COUNTY UTILITIES SERVICE	Inv: 23625455-ACH	-3.03	-3.03	0.00
12/24/2025	Payment	300268	PASCO COUNTY UTILITIES SERVICE	Inv: 23625453-ACH	-62.62	-62.62	0.00
12/30/2025	Payment	300270	TECO TAMPA ELECTRIC CHARTER	Inv: 121925-26184--ACH	-452.61	-452.61	0.00
01/07/2026	Payment	300272	COMMUNICATION S	Inv: 1665027122425-ACH	-99.99	-99.99	0.00
01/07/2026	Payment	1560	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,980.00	-3,980.00	0.00
01/07/2026	Payment	1561	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-29,711.80	-29,711.80	0.00
01/07/2026	Payment	1562	INFRAMARK LLC	Check for Vendor V00016	-13,945.83	-13,945.83	0.00
01/07/2026	Payment	1563	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,500.00	-3,500.00	0.00
01/07/2026	Payment	1564	KINGS POWER WASHING SERVICE	Check for Vendor V00050	-800.00	-800.00	0.00
01/07/2026	Payment	1565	NEXTERA ENERGY	Check for Vendor V00059	-5.89	-5.89	0.00
01/07/2026	Payment	1566	SITEX AQUATICS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
01/07/2026	Payment	1567	STANTEC CONSULTING SERVICES	Check for Vendor V00020	-601.75	-601.75	0.00
01/07/2026	Payment	1568	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-765.00	-765.00	0.00
01/12/2026	Payment	1569	TWO RIVERS NORTH CDD	Check for Vendor V00008	-15,322.72	-15,322.72	0.00
12/23/2025	Payment	1570	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00058	-495.00	-495.00	0.00
12/23/2025	Payment	1571	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
12/23/2025	Payment	1572	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-39,465.15	-39,465.15	0.00
12/23/2025	Payment	1573	KELLY ANN EVANS SALVA TREE	Check for Vendor V00014	-200.00	-200.00	0.00
12/23/2025	Payment	1575	CUTTING SERVICE DBA	Check for Vendor V00091	-4,400.00	-4,400.00	0.00
12/23/2025	Payment	1576	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,316.65	-3,316.65	0.00
12/23/2025	Payment	1577	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00

Bank Account Statement

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Two Rivers North CDD

Bank Account No. 5652
Statement No. 01_26

Statement Date 01/31/2026

Date	Type	Check No.	Description	Inv:	Debit	Credit	Balance
01/22/2026	Payment	300274	CHARTER COMMUNICATION S	Inv: 1669019010726-ACH	-99.99	-99.99	0.00
01/26/2026	Payment	300275	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2338832-ACH	-40.80	-40.80	0.00
01/26/2026	Payment	300276	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2277327-ACH	-46.71	-46.71	0.00
01/26/2026	Payment	300277	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2277332-ACH	-54.84	-54.84	0.00
01/26/2026	Payment	300278	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2277333-ACH	-40.80	-40.80	0.00
01/26/2026	Payment	300279	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2277341-ACH	-40.90	-40.90	0.00
01/26/2026	Payment	300280	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2288834-ACH	-4,444.12	-4,444.12	0.00
01/26/2026	Payment	300281	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2288838-ACH	-4,038.21	-4,038.21	0.00
01/26/2026	Payment	300282	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2296250-ACH	-351.39	-351.39	0.00
01/26/2026	Payment	300283	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2332688-ACH	-40.58	-40.58	0.00
01/26/2026	Payment	300284	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2332690-ACH	-41.01	-41.01	0.00
01/26/2026	Payment	300285	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2332691-ACH	-535.67	-535.67	0.00
01/26/2026	Payment	300286	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 011326-2338828-ACH	-40.90	-40.90	0.00
01/29/2026	Payment	300287	TRUIST - CC	Inv: 010926-1013	-528.00	-528.00	0.00
01/21/2026		JE000843	Bank Fees	Bank Fees	-305.65	-305.65	0.00
01/31/2025		JE000848	Gas	Reverse Credit Memo	-43.88	-43.88	0.00
01/31/2026		JE000849	Gas	Reverse Credit Memo	-43.88	-43.88	0.00
Total Checks					-137,070.28	-137,070.28	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/07/2025	Payment	1521	SPEAREM ENTERPRISES, LLC	Check for Vendor V00076			-225.00
12/23/2025	Payment	1574	NICHOLAS J. DISTER	Check for Vendor V00010			-200.00
12/23/2025	Payment	1578	TRULY NOLEN BRANCH 059	Check for Vendor V00046			-85.00
01/29/2026	Payment	300288	PASCO COUNTY UTILITIES SERVICE	Inv: 23806329-ACH			-192.91
01/29/2026	Payment	300289	PASCO COUNTY UTILITIES SERVICE	Inv: 23804513-ACH			-317.55
01/29/2026	Payment	300290	PASCO COUNTY UTILITIES SERVICE	Inv: 23804271-ACH			-4.04
01/29/2026	Payment	300291	PASCO COUNTY UTILITIES SERVICE	Inv: 23804267-ACH			-3.03
01/29/2026	Payment	300292	PASCO COUNTY UTILITIES SERVICE	Inv: 23804265-ACH			-61.61
01/29/2026	Payment	300293	PASCO COUNTY UTILITIES SERVICE	Inv: 23804270-ACH			-25.25

Bank Account Statement

Two Rivers North CDD

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Bank Account No. 5652
Statement No. 01_26

Statement Date 01/31/2026

01/29/2026	Payment	300294	PASCO COUNTY UTILITIES SERVICE	Inv: 23804268-ACH	-3.03
01/29/2026	Payment	300295	PASCO COUNTY UTILITIES SERVICE	Inv: 23804266-ACH	-901.93
01/29/2026	Payment	300296	PASCO COUNTY UTILITIES SERVICE	Inv: 23804264-ACH	-22.22
01/29/2026	Payment	300297	PASCO COUNTY UTILITIES SERVICE	Inv: 23804263-ACH	-52.52
01/29/2026	Payment	300298	PASCO COUNTY UTILITIES SERVICE	Inv: 23804262-ACH	-4.04
01/29/2026	Payment	300299	PASCO COUNTY UTILITIES SERVICE	Inv: 2804260-ACH	-31.31
01/29/2026	Payment	300300	PASCO COUNTY UTILITIES SERVICE	Inv: 23804259-ACH	-7.07
01/29/2026	Payment	300301	PASCO COUNTY UTILITIES SERVICE	Inv: 23804258-ACH	-12.12
01/29/2026	Payment	300302	PASCO COUNTY UTILITIES SERVICE	Inv: 23804257-ACH	-229.27
01/29/2026	Payment	300303	PASCO COUNTY UTILITIES SERVICE	Inv: 23805292-ACH	-414.10
01/29/2026	Payment	300304	PASCO COUNTY UTILITIES SERVICE	Inv: 23804514-ACH	-640.97
01/29/2026	Payment	300305	PASCO COUNTY UTILITIES SERVICE	Inv: 23804269-ACH	-55.55
Total Outstanding Checks					-3,488.52

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1560	01/07/26	ALCHEMY POOL SERVICE LLC	000791	12/28/25-01/31/26 POOL SERVICES	Pool - Contract	534149-57201	\$3,980.00
001	1561	01/07/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	162942	SHELL PATHYWAY	Trail Maintenance	546480-53908	\$9,919.00
001	1561	01/07/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	162945	SHELL PATHYWAY	Trail Maintenance	546480-53908	\$9,919.00
001	1561	01/07/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	162943	SEASONAL FLOWER CHANGE	Landscape - Annuals	546244-53908	\$4,936.90
001	1561	01/07/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	162946	SEASONAL FLOWER CHANGE	Landscape - Annuals	546244-53908	\$4,936.90
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Administrative Services	531148-51301	\$458.33
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Assessment Roll	531141-51301	\$416.67
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Dissemination Services	531012-51301	\$416.67
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - District Manager	531150-51301	\$2,083.33
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Field Services	531122-51301	\$1,500.00
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	Amenity Onsite Staff	534215-57201	\$7,295.83
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Recording Secretary	531036-51301	\$375.00
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Rentals & Leases	544025-51301	\$100.00
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Technology Services	531020-51301	\$100.00
001	1562	01/07/26	INFRAMARK LLC	167813	DISTRICT MANAGEMENT JAN 2026	ProfServ - Website Administration	549936-51301	\$200.00
001	1563	01/07/26	JAYMAN ENTERPRISES	4369	DEC 2025 - MONTHLY JANITORIAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	\$1,725.00
001	1563	01/07/26	JAYMAN ENTERPRISES	4370	DEC 2025 - MONTHLY JANITORIAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	\$1,775.00
001	1564	01/07/26	KINGS POWER WASHING SERVICE	1175	09/13/25-POOL DECK CLEANING	Pool - Contract	534149-57201	\$800.00
001	1565	01/07/26	NEXTERA ENERGY	33139630	SERVICE 11/19/25 - 12/17/25	Electric Utility Services	543041-53100	\$5.89
001	1566	01/07/26	SITEX AQUATICS	10630-B	JAN 2026 - AQUATIC MAINTENANCE	Aquatic Maintenance - Contract	546995-53908	\$3,010.00
001	1567	01/07/26	STANTEC CONSULTING SERVICES	2501452	ENGINEERING SERVICES THRU 12/09/25	District Engineer	531147-51301	\$601.75
001	1568	01/07/26	TRULY NOLEN BRANCH 059	590301363	12/15/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1568	01/07/26	TRULY NOLEN BRANCH 059	590282971	04/30/2025 PEST CONTROL	Pest Control - Amenity	531170-57201	\$170.00
001	1568	01/07/26	TRULY NOLEN BRANCH 059	590285123	05/02/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1568	01/07/26	TRULY NOLEN BRANCH 059	590287273	06/04/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1568	01/07/26	TRULY NOLEN BRANCH 059	59026712	PEST CONTROL 12/29/2025	Pest Control - Amenity	531170-57201	\$85.00
001	1568	01/07/26	TRULY NOLEN BRANCH 059	590289555	07/17/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1568	01/07/26	TRULY NOLEN BRANCH 059	590291922	08/18/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	1568	01/07/26	TRULY NOLEN BRANCH 059	590294316	09/29/25 PEST CONTROL	Pest Control - Amenity	531170-57201	\$85.00
001	300272	01/07/26	CHARTER COMMUNICATIONS	1665027122425-ACH	12/24/25-01/23/26 INTERNET	Internet	541022-53100	\$99.99
001	300274	01/22/26	CHARTER COMMUNICATIONS	1669019010726-ACH	01/07/26-02/06/26 INTERNET	Internet	541022-53100	\$99.99
001	300275	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2338832-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$40.80
001	300276	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2277327-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$46.71
001	300277	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2277332-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$54.84
001	300278	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2277333-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$40.80
001	300279	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2277341-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$40.90
001	300280	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2288834-ACH	ELECTRIC 01/13/26	Streetworks	543062-53100	\$4,444.12
001	300281	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2288838-ACH	STREETLIGHTS 01/13/26	Streetworks	543062-53100	\$4,038.21
001	300282	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2296250-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$351.39
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001	300284	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2332690-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$41.01
001	300285	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2332691-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$535.67
001	300286	01/26/26	WITHLACOOCHIEE RIVER ELECTRIC	011326-2338828-ACH	ELECTRIC 12/05/25-01/08/26	Electric Utility Services	543041-53100	\$40.90
001	300287	01/29/26	TRUIST - CC	010926-1013	12/10/25-01/09/25 CREDIT CARD PURCHASES	Special Events	549052-57201	\$528.00
001	300288	01/29/26	PASCO COUNTY UTILITIES SERVICE	23806329-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$192.91
001	300289	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804513-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$317.55
001	300290	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804271-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$4.04
001	300291	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804267-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$3.03
001	300292	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804265-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$61.61
001	300293	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804270-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$25.25
001	300294	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804268-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$3.03
001	300295	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804266-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$901.93

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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	300296	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804264-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$22.22
001	300297	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804263-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$52.52
001	300298	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804262-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$4.04
001	300299	01/29/26	PASCO COUNTY UTILITIES SERVICE	2804260-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$31.31
001	300300	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804259-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$7.07
001	300301	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804258-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$12.12
001	300302	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804257-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$229.27
001	300303	01/29/26	PASCO COUNTY UTILITIES SERVICE	23805292-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$414.10
001	300304	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804514-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$640.97
001	300305	01/29/26	PASCO COUNTY UTILITIES SERVICE	23804269-ACH	WATER 12/05/25-01/06/26	Water Utility Services	543018-53100	\$55.55
Fund Total								\$69,742.70

SERIES 2022 DEBT SERVICE FUND - 204

204	1569	01/12/26	TWO RIVERS NORTH CDD	01092026-0109	SERIES 2022 FY26 DS	Cash in Transit	103200	\$15,322.72
Fund Total								\$15,322.72

Total Checks Paid	\$85,065.42
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ESTIMATE

AAC Drywall

8132706627

William
3012 Drum Rd.
Zephyrhills, Fl.
33541

For

Estimate Num

109

Date

Jan 21, 2026

Two Rivers North CDD

2005 Pan Am Circle, Suite 300

Tampa, Fl

33607

Description	Quantity	Rate	Amount
Drywall repair in pool office.	1	\$350.00	\$350.00

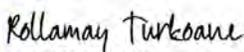
Material Included

SUBTOTAL:

\$350.00

TOTAL

\$350.00

Signed by:

1F3BE9E795D0415

1/21/2026



TWO RIVERS NORTH CDD

FEBRUARY FIELD REPORT- DOWN TO EARTH

Tuesday, January 27, 2026

Prepared For Board Of Supervisors

15 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
Scheduled/Monitoring
No response/Not completed

Fert is scheduled for the week of 2/9/26

Item 1- S. R. 56

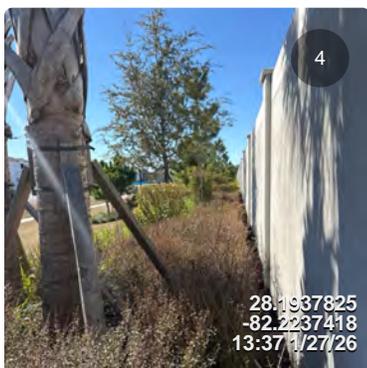
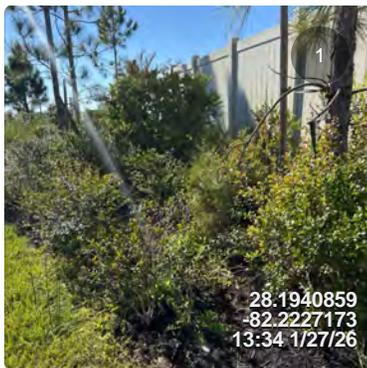
Due By: Wednesday, February 11, 2026

Assigned To: Down To Earth

The long landscape bed located along SR-56, extending from the property line to the Northwater entrance, was observed to have recently installed mulch.

Weeds are present within the beds and should be treated with an approved herbicide where applicable.

Overall, plant material is beginning to recover from recent cold fronts. However, Walter viburnum and firebush sustained cold damage. These areas will continue to be monitored by Down to Earth to determine whether cutbacks will be sufficient to encourage regrowth. If regrowth does not occur, replacement recommendations will be provided.



due to the cold front recent cold front we experience the plant material sustained severe damaged.

will continue to monitor all damaged material.

Item 2- Widewater Way

Due By: Wednesday, February 11, 2026

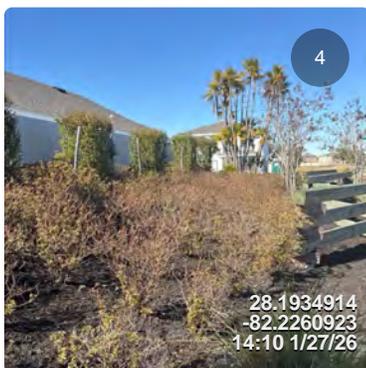
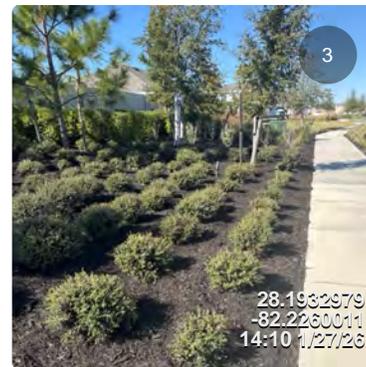
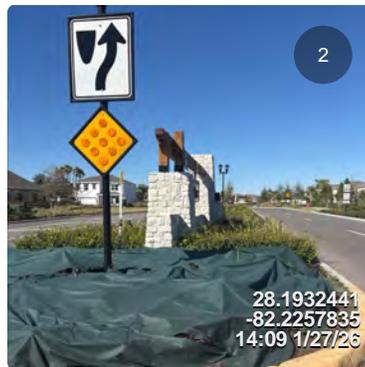
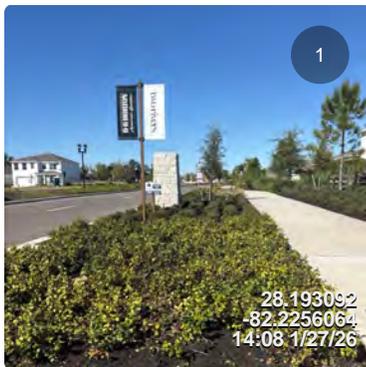
Assigned To: Down To Earth

At the Northwater entrance, on both sides of the entry, the Confederate jasmine is well maintained. Items noted in the previous inspection regarding weed presence have been addressed and completed.

Mulch was recently installed, and the landscape beds surrounding the entrance currently show minimal weed presence.

Annual plant material was observed to be covered as a preventative measure in anticipation of an upcoming cold front.

Firebush within this area sustained significant cold-related damage due to recent cold fronts. Down to Earth will continue to monitor these plants and determine whether selective cutbacks will promote regrowth or if replacement will be recommended.

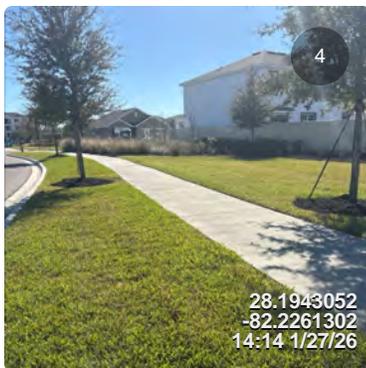
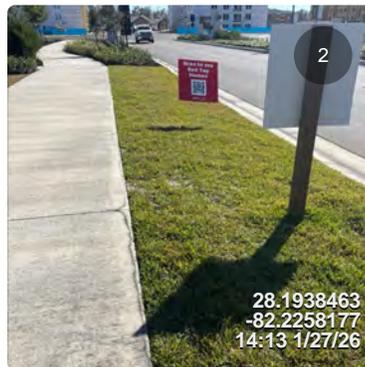
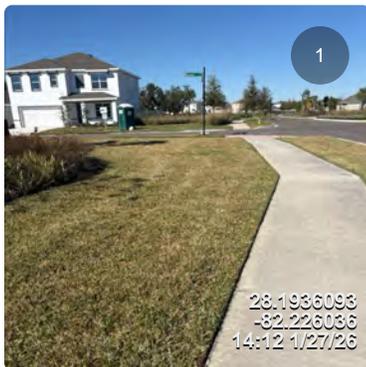


Item 3- Widewater Way

Assigned To: Down To Earth

Certain turf areas sustained damage due to recent cold fronts throughout the community. Other areas are beginning to show improvement in overall color and density as conditions recover.

Down to Earth will continue to monitor turf conditions, with the next scheduled fertilization application planned for February, in accordance with the maintenance program. Irrigation coverage will also be monitored to ensure adequate and consistent water distribution.



the turf areas that were making improvements sustained cold front damage, will work together with DTE and monitor all turf areas.

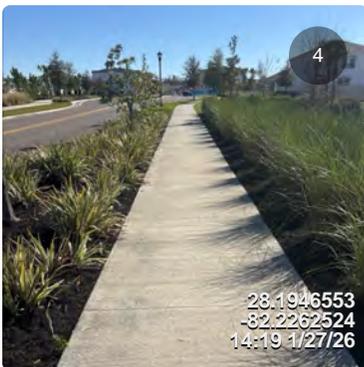
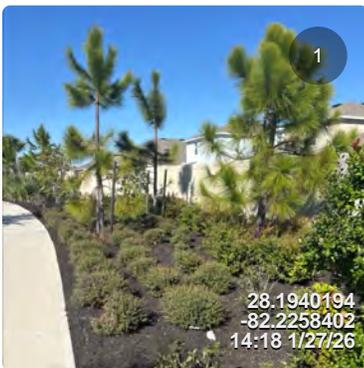
Item 4- Widewater Way

Assigned To: Down To Earth

In the area leading toward the community clubhouse, landscape beds were observed to be in generally good condition, with plant material exhibiting normal seasonal changes.

Mulch was recently installed throughout this area. Minimal weed presence was observed within the beds and should be addressed with selective herbicide applications where applicable as part of routine maintenance.

Overall, plant material appears well maintained, and sidewalks were observed to be clear, with no plant material encroaching into pedestrian pathways at the time of inspection.



Item 5- Clubhouse (Northwater)

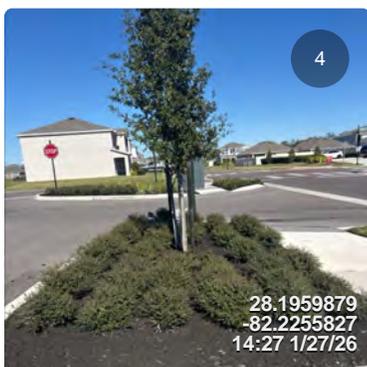
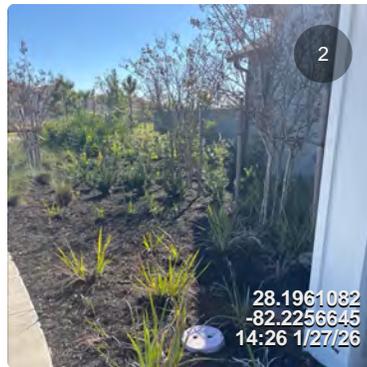
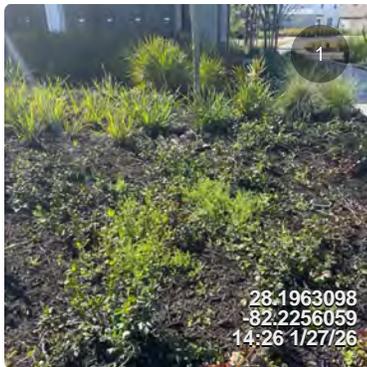
Due By: Wednesday, February 11, 2026

Assigned To: Down To Earth

At the Northwater Clubhouse, the Confederate jasmine located to the right of the mail kiosk was observed to have some weeds that require removal.

Plant material in front of the clubhouse and along the side, near the wide waterway, appears green and healthy. Ornamental grasses are showing regrowth following seasonal cutbacks.

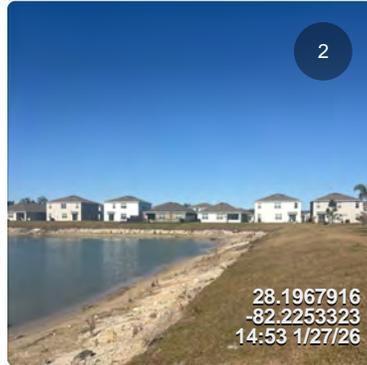
Recent mulch installation throughout this area enhances the overall appearance of the landscape. Minimal weed presence was observed along the edge of the mulch adjacent to the sidewalk and should be treated with selective herbicide applications as part of routine maintenance.



Item 6- Pond

Assigned To: Sitex Aquatics

The pond was treated for shoreline weeds which have now died off.



Item 7- Sunflower Hill (Pocket Park)

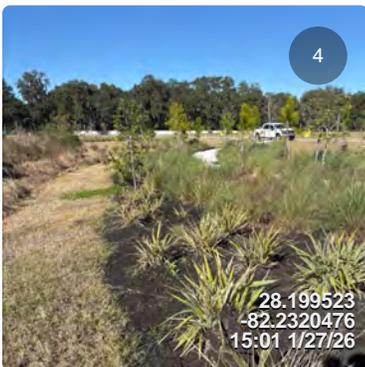
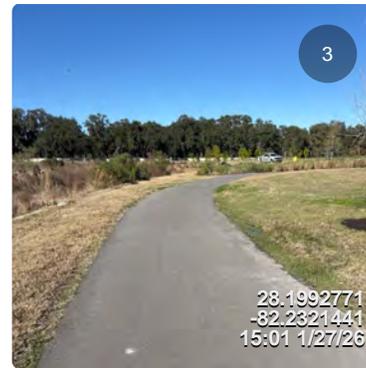
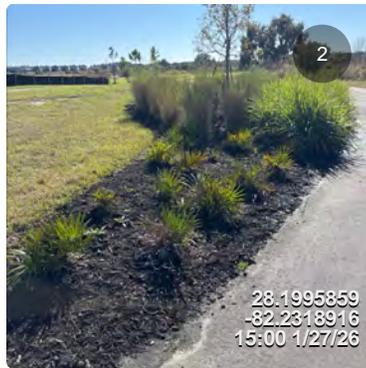
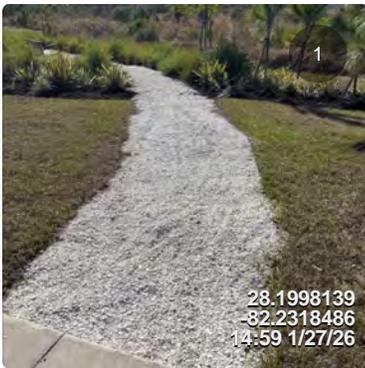
Due By: Wednesday, February 11, 2026

Assigned To: Down To Earth

At the pocket park located on Sunflower Hill, just before the roundabout/cul-de-sac, the shell path is well maintained, having been sprayed and soft-edged.

Ornamental grasses surrounding the path will require cutback as part of routine maintenance.

The walking trail leading from the pocket park is well maintained and clean, with no observed debris or encroaching plant material.



Item 8 - Lockman Way

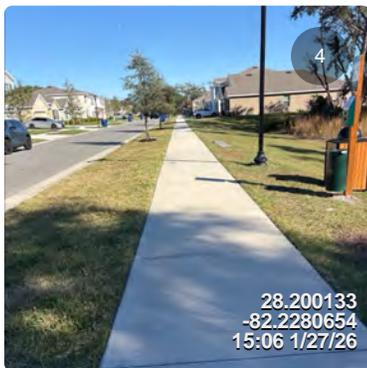
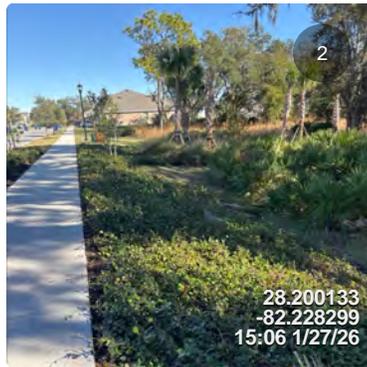
Due By: Wednesday, February 11, 2026

Assigned To: Down To Earth

Along Lockman Way, landscape beds are well maintained and cut back away from sidewalks. Beds were observed to contain a small amount of weeds, which should be treated with selective herbicide applications as part of routine maintenance.

Sidewalks are clean, edged, and free of encroaching plant material.

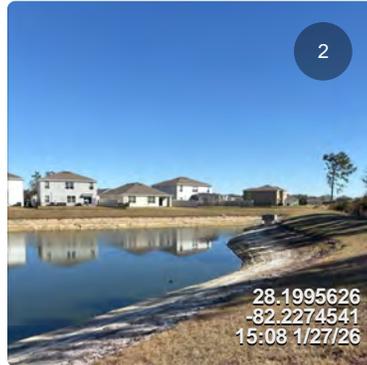
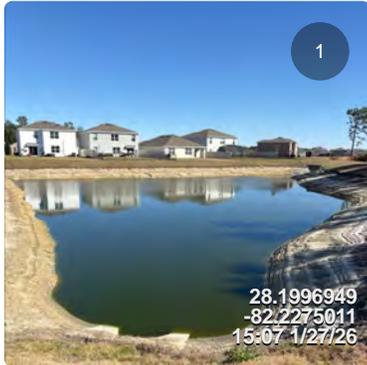
Turf in this area sustained some cold-related damage due to recent cold fronts. Down to Earth will continue to monitor turf conditions and apply fertilization in February to support overall turf health and fertility improvement.



Item 9- Pond

Assigned To: Sitex Aquatics

Pond is well maintained



Item 10- S. R.

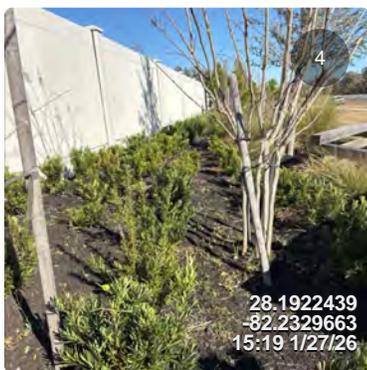
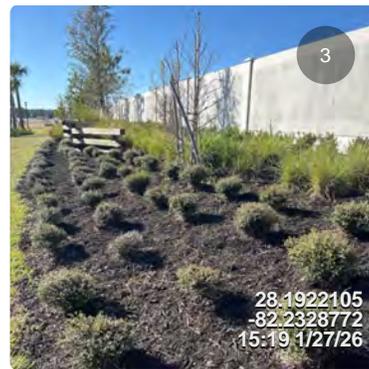
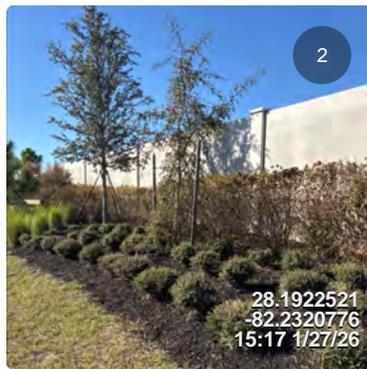
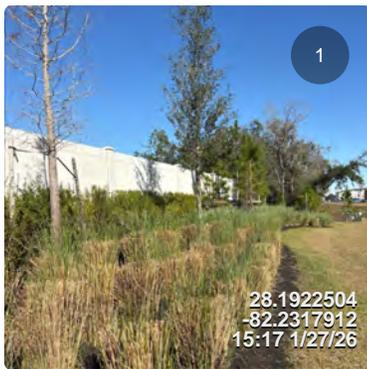
Due By: Wednesday, February 11, 2026

Assigned To: Down To Earth

Along the SR-56 wall toward Childers Way, landscape beds are well maintained. Cutbacks on ornamental grasses have been completed, and grasses are showing regrowth.

Mulch was recently installed throughout the beds. A small amount of weeds is present and should be treated with selective herbicide applications as part of routine maintenance.

Firebush sustained cold-related damage due to recent cold fronts. Trees throughout the area are recovering from seasonal changes, including cypress trees, which are expected to rebound as conditions improve



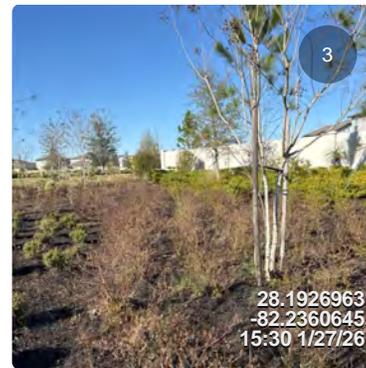
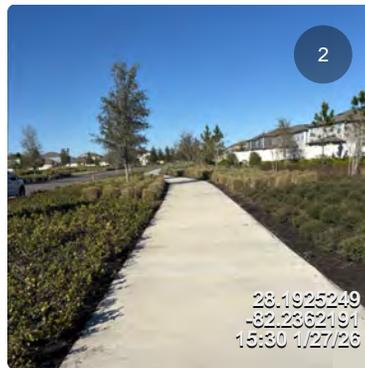
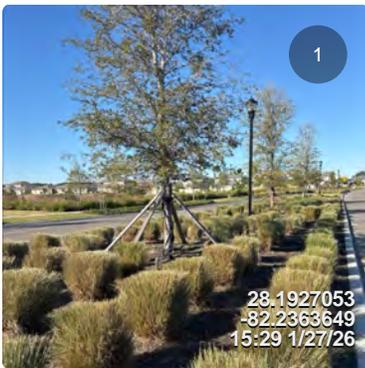
Item 11- Childers Way

Due By: Wednesday, February 11, 2026

Assigned To: Down To Earth

Along Childers Way, ornamental grasses have been cut back for their seasonal maintenance. Landscape beds were observed to have minimal weed presence, which should be treated with selective herbicide applications as part of routine maintenance.

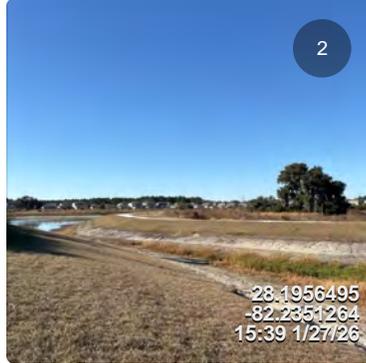
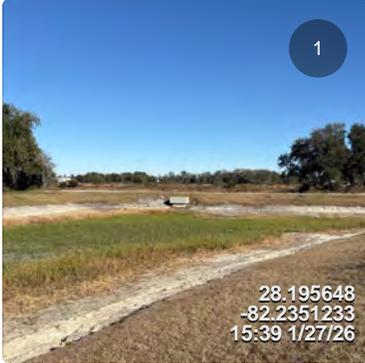
Firebush in this area sustained cold-related damage due to recent cold fronts; however, overall, landscape beds are well maintained. Plant material is properly trimmed and maintained away from sidewalks, ensuring clear pedestrian access.



Item 12- Pond

Assigned To: Sitex Aquatics

At the pond located behind the Childers Clubhouse, one section was observed to have no standing water, which is due to a lack of rainfall. Weeds are present in this section and should be addressed with approved herbicide applications as part of routine maintenance.



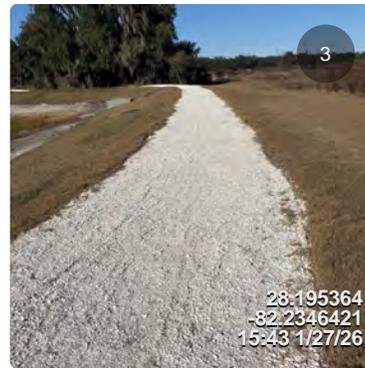
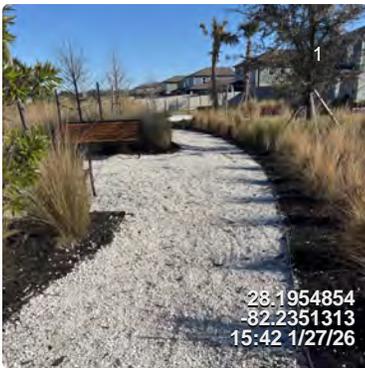
Item 13- Shell Path

Due By: Wednesday, February 11, 2026

Assigned To: Down To Earth

The shell path behind the Childers Clubhouse is being well maintained, and Down to Earth has performed soft edging along much of the path.

Some sections of the soft edge were observed to have residual grass along the inner portion of the path, which should be removed to achieve a more uniform and clean edge. Ongoing maintenance should continue to focus on keeping the shell path clearly edged and well-defined.



Item 14- Clubhouse (Childers)

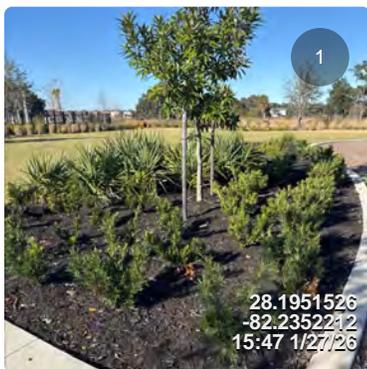
Assigned To: Down To Earth

Plant material adjacent to the playground is green, healthy, and well maintained. Mulch was recently installed throughout these beds.

In front of the clubhouse, ornamental grasses have been cut back for seasonal maintenance and are showing good regrowth. Mulch was also recently installed in this area.

Sidewalks are clean and clear of any encroaching plant material, maintaining safe pedestrian access.

Confederate jasmine at the entrance of the clubhouse parking lot is well maintained, green, and healthy.



Item 15- Lainer Pocket Park

Assigned To: Down To Earth

At the pocket park located at the end of the **lanier** park, ferns sustained significant cold-related damage due to recent cold fronts. Down to Earth will continue to monitor these plants

and perform selective cutbacks as needed to encourage regrowth once conditions improve.

Other plant material within this area appears green and healthy, accounting for normal seasonal changes. Mulch was recently installed, and a small amount of weeds was observed within the beds and should be treated with selective herbicide applications as part of routine maintenance.

Along the rear fence line adjacent to residential properties, landscape beds are well maintained. Some weed presence was noted and should be addressed with selective herbicide treatments.

Turf in this area sustained some cold-related damage due to recent weather conditions. Down to Earth will continue to monitor turf recovery, with fertilization scheduled for February to support improved turf health.

