INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers North Community Development District

March 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, March 17, 2026, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **March 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* ***Call in (audio only)*** *+1 646-838-1601*
Passcode: *F7AZ3qT6* ***Phone Conference ID:*** *200 322 157#*

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
4. **CONSENT AGENDA**
   - **A.** Approval of the Regular Meeting Minutes February 17, 2026
   - **B.** Consideration of Operation and Maintenance Expenditures February 2026
   - **C.** Acceptance of the Financials and Approval of the Check Register for February 2026
   - **D.** Ratification of the Big Sun Fencing Proposal
   - **E.** Ratification of the Down to Earth Landscape & Irrigation Seasonal Flower Change Proposal # 140934
   - **F.** Ratification of the Down to Earth Landscape & Irrigation Seasonal Flower Change Proposal # 140932
   - **G.** Ratification of the Childers Signal Pool Monitor Service Agreement
   - **H.** Ratification of the North water Signal Pool Monitor Service Agreement
5. **BUILDER REQUESTS AND COMMENTS**
6. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - **i**. Community Inspection Reports
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

MINUTES OF MEETING
TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday February 17, 2026, and called to order at 11:02 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager	*(via phone)*
Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	
Brian Lamb	VP Developer Services	*(via phone)*
John Vericker	District Counsel	
Kathryn Hopkinson	District Counsel	
Arturo Gandarilla	Field Manager	
Jesenia Perez	Onsite Manager	*(via phone)*

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **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/Approval of the Check Register for January 2026
D. Ratification of the AAC Drywall Ceiling Proposal # 109

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

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

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Community Inspection Reports

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

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

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:06 a.m. 4-0

_____ _____

Jayna Cooper/Rollamay Turkoane Carlos de la Ossa

District Manager 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	2/2/2026	000794	$3,000.00			POOL SERVICES
ALCHEMY POOL SERVICE LLC	2/26/2026	000797	$3,000.00		$6,000.00	POOL SERVICES
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2026	166048	$17,810.89			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2026	166047	$7,272.12			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/28/2026	165196	$24,231.43			LANDSCAPING-MULCH
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2026	166038	$6,884.80			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/1/2026	166039	$7,093.84			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/12/2026	167140	$676.00			IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	2/12/2026	167139	$443.50		$64,412.58	IRRIGATION REPAIRS
INFRAMARK LLC	2/1/2026	170661	$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	2/1/2026	170661	$458.33			ADMINISTRATION
INFRAMARK LLC	2/1/2026	170661	$416.67			ASSESSMENT ROLL
INFRAMARK LLC	2/1/2026	170661	$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	2/1/2026	170661	$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	2/1/2026	170661	$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	2/1/2026	170661	$7,295.83			ONSITE SERVICES-JESENIA PEREZ
INFRAMARK LLC	2/1/2026	170661	$375.00			RECORDING SECRETARY
INFRAMARK LLC	2/1/2026	170661	$100.00			RENTAL & LEASES
INFRAMARK LLC	2/1/2026	170661	$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	2/17/2026	171513	$163.18			RENTAL SPACE
INFRAMARK LLC	2/17/2026	171513	$4.44	$167.62	$14,013.45	POSTAGE
SITEX AQUATICS	2/1/2026	10733-B	$3,010.00			AQUATIC MAINTENANCE
TRULY NOLEN BRANCH 059	2/24/2026	590306435	$85.00			PEST CONTROL
Monthly Contract Subtotal			**$87,521.03**			
Utilities						

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CHARTER COMMUNICATIONS	1/24/2026	1665027012426-ACH	$99.99			INTERNET
CHARTER COMMUNICATIONS	2/7/2026	1669019020726-ACH	$105.34		$205.33	INTERNET
NEXTERA ENERGY	1/27/2026	33669205	$5.91			GAS
TECO TAMPA ELECTRIC	1/22/2026	012226-26184-ACH	$339.87			GAS
TECO TAMPA ELECTRIC	1/22/2026	012226-19981-ACH	$63.77		$403.64	GAS
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2338828-ACH	$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2338832-ACH	$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2277327-ACH	$44.59			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2277332-ACH	$49.34			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2277333-ACH	$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2277341-ACH	$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2288834-ACH	$4,444.12			STREETLIGHTS
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2288838-ACH	$4,038.21			STREETLIGHTS
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2296250-ACH	$580.62			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2332688-ACH	$40.58			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2332690-ACH	$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	2/10/2026	021026-2332691-ACH	$525.11		$9,926.35	ELECTRIC
Utilities Subtotal			**$10,541.23**			
Regular Services						
CARLOS DE LA OSSA	2/17/2026	CO-021726	$200.00			BOARD 02/17/26

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/28/2026	165197	$3,465.00			LANDSCAPING-FIRE DAMAGE
INFRAMARK LLC	2/1/2026	170661	$100.00			TECHNOLOGY/DATA STORAGE
KELLY ANN EVANS	2/17/2026	KE-021726	$200.00			BOARD 02/17/26
NICHOLAS J. DISTER	2/17/2026	ND-021726	$200.00			BOARD 02/17/26
THOMAS R. SPENCE	2/17/2026	TS-021726	$200.00			BOARD 02/17/26
Regular Services Subtotal			**$4,365.00**			
Additional Services						
ARCHPOT	1/13/2026	38838-A	$405.00			FIREPIT REPLACEMENT PARTS
DOWN TO EARTH LANDSCAPE & IRRIGATION	1/28/2026	165197	$466.00			IRRIGATION INSTALLATION
TWO RIVERS NORTH CDD	2/10/2026	02102026-0210	$9,501.84			SERIES 2022 FY26 DS
Additional Services Subtotal			**$10,372.84**			
TOTAL			**$112,800.10**			

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

Invoice #000794

Issue date
Feb 2, 2026

Invoice #000794

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 February 4, 2026
$3,000.00

Payment
Due February 2, 2026
$3,000.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance *Pool,Service for - (02/01/2026 - 02/28/2026)* *Two Rivers North A1 Childers* *1990 Lanier Road* *Zephyrhills, FL 33541* *Pool service for - (02/01/2026 - 02/28/2026)* *Two Rivers North A2 North-water* *2689 Widewater Way* *Zephyrhills, FL 33541*	1	$3,000.00	$3,000.00
Subtotal			$3,000.00

Total Due $3,000.00

Pay online

To pay your invoice go to https://squareup.com/u/ElFfwf4k
Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice #000797

Issue date
Feb 26, 2026

Invoice #000797

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 February 26, 2026
$3,000.00

Payment
Due February 26, 2026
$3,000.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance *Pool,Service for - (03/01/2026 - 03/29/2026)* *Two Rivers North A1 Childers* *1990 Lanier Road* *Zephyrhills, FL 33541* *Pool service for - (03/01/2026 - 03/29/2026)* *Two Rivers North A2 North-water* *2689 Widewater Way* *Zephyrhills, FL 33541*	1	$3,000.00	$3,000.00
Subtotal			$3,000.00

Total Due $3,000.00

Pay online

To pay your invoice go to https://squareup.com/u/hWQWw4tZ
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: #166048
February 2026

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	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A2 Contract (2026) Estimate # 135181	2/1/2026	3/18/2026	Net 45	

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**

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
https://huntington.billeriq.com/ebpp/DownToEarth/

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

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/.

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

Invoice: #166047
February 2026

Customer
Two Rivers North CDD A1

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property / Project Address
Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A1 Contract (2026) Estimate # 135177	2/1/2026	3/18/2026	Net 45	

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.billeriq.com/ebpp/DownToEarth/

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

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See 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: #165196
January 2026

Customer
Two Rivers North CDD A1

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property / Project Address
Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Full property mulch Estimate # 126854	1/28/2026	2/12/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#126854 - Full property mulch • Full property mulch all common area's. Black Mulch				**$24,231.43**

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				**$24,231.43**
Black Mulch (Sub)	Each	1.00	$24231.43	$24231.43

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

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

Subtotal	$24,231.43
Sales Tax	$0.00
Total	**$24,231.43**
Credits/Payments	($0.00)
Balance Due	**$24,231.43**

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
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Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #126854

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Full property mulch	December 22, 2025	Brent T Franklin	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Black Mulch	Each	1	$24,231.43	$24,231.43
			Subtotal	**$24,231.43**
			Estimated Tax	$0.00
			Job Total	**$24,231.43**

- Full property mulch all common area's. Black Mulch

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

Proposed By:

Brent T Franklin 11/26/2025
Down to Earth Date

Agreed & Accepted By:

Signed by: Rollamay Turkoane 1F3BE9E795D0415... 12/26/2025
Inframark Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, 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: #126854

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

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

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

Job	Estimated Job Start Date	Proposed By	Due Date
Full property mulch	December 22, 2025	Brent T Franklin	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Black Mulch	Each	1	$24,231.43	$24,231.43
			Subtotal	**$24,231.43**
			Estimated Tax	$0.00
			Job Total	**$24,231.43**

- Full property mulch all common area's. Black Mulch

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

Proposed By:

Brent T Franklin 11/26/2025
Down to Earth Date

Agreed & Accepted By:

Signed by: Rollamay Turkoane 1F3BE9E795D0415...
Inframark 12/26/2025
Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, 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: #166038
February 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	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Northwater Contract (2026) Estimate # 135183	2/1/2026	3/18/2026	Net 45	

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.

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

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

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

Invoice: #166039
February 2026

Customer
Two Rivers North CDD - Childers

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property / Project Address
Two Rivers North CDD - Childers

, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Childers Contract (2026) Estimate # 135185	2/1/2026	3/18/2026	Net 45	

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
https://huntington.billeriq.com/ebpp/DownToEarth/

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

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
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Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #167140
February 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	Invoice Date	Date Due	Terms	Customer PO #
Invoice Irrigation Form January Estimate # 138667	2/12/2026	2/27/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#138667 - Invoice Irrigation Form January			**$676.00**	
LCE006: Irrigation Repairs				**$676.00**
1" Zone Line Repair (Kit)	Each	2.00	$100.00	$200.00
Bubbler Added/ Replaced (Kit)	Each	1.00	$25.00	$25.00
Drip Line Fittings (Kit)	Each	9.00	$3.00	$27.00
Standard Irrigation Nozzle Replaced (Kit)	Each	8.00	$8.00	$64.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	9.00	$40.00	$360.00

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

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

Subtotal	$676.00
Sales Tax	$0.00
Total	**$676.00**
Credits/Payments	($0.00)
Balance Due	**$676.00**

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Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Northwater

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: LOCKMAN AND ANATA-TIMER

Date: Jan. 20, 2026

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: 80

Run Days: wednesday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
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	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 10 mins	0 hrs 15 mins	0 hrs 20 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	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	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **1. Bubbler Added/Replaced** Item Type: Quantity Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13
Zone Type	Drip	Bubbler	Drip	Bubbler	Spray	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	N/A	0 hrs 10 mins	0 hrs 20 mins	0 hrs 10 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	Yes	No
Billable Repairs	No	No	Yes	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 1	**Billable Items:** **1. Drip Line** Item Type: Fittings Used 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 - Northwater

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: ACKLEY-TIMER

Date: Jan. 22, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER X-CORE

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 1 a.m.

Seasonal Adjustment: 80

Run Days: tuesday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Rotor	Rotor	Spray	Spray	Rotor	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	Battery	Battery	Battery	Battery	Battery	Battery	Battery
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 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	Yes	Yes	Yes	Yes	Yes	No
Billable Repairs	Yes	No	No	Yes	No	No	Yes
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: 5 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 5	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2

Irrigation Zones

Attribute	8	9
Zone Type	Drip	Drip
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	Battery	Battery
Zone Faults	No	No
Zone Runtime	0 hrs 10 mins	0 hrs 10 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	No	No
Billable Repairs	Yes	Yes
Proposed Repairs	No	No
Zone Repair Items	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Rmendoza

Customer: Two Rivers North CDD - Northwater

Branch: Tampa

Report Type: Inspection

Controller Name: Gardine pocket park

Date: Jan. 28, 2026

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Solar hunter

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: Program 1

Start Time: 10 a.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

Attribute	1	2	3	4
Zone Type	Spray	Spray	Spray	Bubbler
Program Type	A		A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Solar	Solar	Solar	Solar
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	N/A
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	Yes	No	Yes	No
Proposed Repairs	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 2	*No repair items available*	**Billable Items:** **1. Zone Line Repair** Item Type: 1 Qty: 2	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Rmendoza

Customer: Two Rivers North CDD - Northwater

Branch: Tampa

Report Type: Inspection

Controller Name: Gardine pocket park

Date: Jan. 28, 2026

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Solar hunter

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: Program 1

Start Time: 10 a.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

Attribute	1	2	3	4
Zone Type	Spray	Spray	Spray	Bubbler
Program Type	A		A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Solar	Solar	Solar	Solar
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	N/A
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	Yes	No	Yes	No
Proposed Repairs	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 2 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 2	*No repair items available*	**Billable Items:** **1. Zone Line Repair** Item Type: 1 Qty: 2	*No repair items available*

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: #167139
February 2026

Customer
Two Rivers North CDD - Childers

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property / Project Address
Two Rivers North CDD - Childers

, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Invoice Irrigation Form January Estimate # 138668	2/12/2026	2/27/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#138668 - Invoice Irrigation Form January			**$443.50**	
LCE006: Irrigation Repairs				**$443.50**
1/2" Zone Line Repair (Kit)	Each	2.00	$50.00	$100.00
Drip Line Fittings (Kit)	Each	29.00	$3.00	$87.00
Drip Line (Kit)	Foot	5.00	$2.50	$12.50
MP Irrigation Nozzle Replaced (Kit)	Each	1.00	$18.00	$18.00
Standard Irrigation Nozzle Replaced (Kit)	Each	4.00	$8.00	$32.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	4.00	$40.00	$160.00
Bubbler Added/ Replaced (Kit)	Each	1.00	$25.00	$25.00
Funny Pipe Fittings (Kit)	Each	1.00	$3.00	$3.00
Funny Pipe Repair (Kit)	Foot	2.00	$3.00	$6.00

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

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

Subtotal	$443.50
Sales Tax	$0.00
Total	**$443.50**
Credits/Payments	($0.00)
Balance Due	**$443.50**

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Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: ENTRANCE RD EXIT SIDE-TIMER

Date: Jan. 20, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ACC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 7 p.m.

Seasonal Adjustment: 80

Run Days: tuesday,friday

Program Name: B

Start Time: 6 a.m.

Seasonal Adjustment: 80

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

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Spray	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 20 mins	0 hrs 15 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 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	Yes	Yes	No	No	Yes	No
Billable Repairs	Yes	No	No	No	Yes	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 1	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Drip	Spray	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 20 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 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	No	Yes	No
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Spray	Spray	Spray	Spray	Spray	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Spray	Spray	Spray	Drip	Spray	Spray
Program Type	A	A	A	A	B	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	N/A	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	Yes	Yes	Yes	No	Yes	Yes
Billable Repairs	Yes	No	Yes	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Zone Line Repair** Item Type: 1/2 Qty: 2	*No repair items available*	**Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: Standard Qty: 1	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Drip	Drip	Spray	Spray	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	Yes	Yes	Yes
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: Fittings Used Qty: 1	*No repair items available*	*No repair items available*	**Billable Items:** **1. Funny Pipe Repair** Item Type: Feet Qty: 2 **2. Funny Pipe Repair** Item Type: Fittings Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	36	37	38	39	40
Zone Type	Spray	Spray	Drip	Drip	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 15 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes
Billable Repairs	Yes	No	Yes	No	No
Proposed Repairs	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	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 3	*No repair items available*	*No repair items available*

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: JAN. IRRIGATION REPORT

Controller Name: AMENITY CNTR-TIMER

Date: Jan. 20, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

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: 80

Run Days: tuesday,friday

Program Name: B

Start Time: 6 a.m.

Seasonal Adjustment: 80

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 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 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	Yes	No	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	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 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 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	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	15	16	17	18	19	21	22
Zone Type	Drip	MP	MP	Drip	Drip	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	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	No	Yes	Yes	No	No	No	Yes
Billable Repairs	No	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2	*No repair items available*

Irrigation Zones

Attribute	23	24	25	26	27
Zone Type	Drip	Drip	Spray	Drip	Spray
Program Type	A	B	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 20 mins	N/A	0 hrs 15 mins	0 hrs 20 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	Yes	No	No
Billable Repairs	No	Yes	No	No	Yes
Proposed Repairs	No	No	No	No	No
Zone Repair Items	*No repair items available*	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 2	*No repair items available*	*No repair items available*	**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: Rmendoza

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: Repairs

Controller Name: Amenity on lanier

Date: Jan. 26, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter icc2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Irrigation Zones

Attribute	4	6	7	16
Zone Type	Bubbler	Drip	Drip	MP
Program Type	House			
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	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	N/A
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	Yes	Yes	Yes	Yes
Proposed Repairs	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Bubbler Added/Replaced** Item Type: Quantity Qty: 1	**Billable Items:** **1. Drip Line** Item Type: Feet Used Qty: 3 **2. Drip Line** Item Type: Fittings Used Qty: 7	**Billable Items:** **1. Drip Line** Item Type: Feet Used Qty: 2 **2. Drip Line** Item Type: Fittings Used Qty: 5	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1 **2. Irrigation Nozzle Replaced** Item Type: MP Qty: 1

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Rmendoza

Customer: Two Rivers North CDD - Childers

Branch: Tampa

Report Type: Repairs

Controller Name: Amenity on lanier

Date: Jan. 26, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter icc2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Irrigation Zones

Attribute	4	6	7	16
Zone Type	Bubbler	Drip	Drip	MP
Program Type	House			
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	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	N/A
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	Yes	Yes	Yes	Yes
Proposed Repairs	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Bubbler Added/Replaced** Item Type: Quantity Qty: 1	**Billable Items:** **1. Drip Line** Item Type: Feet Used Qty: 3 **2. Drip Line** Item Type: Fittings Used Qty: 7	**Billable Items:** **1. Drip Line** Item Type: Feet Used Qty: 2 **2. Drip Line** Item Type: Fittings Used Qty: 5	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1 **2. Irrigation Nozzle Replaced** Item Type: MP Qty: 1

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#	DATE
170661	2/1/2026
CUSTOMER ID	**NET TERMS**
C2410	Due On Receipt
PO#	**DUE DATE**
	2/1/2026

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

Services provided for the Month of: February 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#	DATE
171513	2/17/2026
CUSTOMER ID	**NET TERMS**
C2410	Due On Receipt
PO#	**DUE DATE**
	2/17/2026

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

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric J Davidson- 12-19-25 SPRINGHILL SUITES LAND : meeting space: $163.18	1	Ea	163.18		163.18
Postage	6	Ea	0.74		4.44
Subtotal					**167.62**

Subtotal	$167.62
Tax	$0.00
Total Due	$167.62

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.

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
10733-b	02/01/2026	$3,010.00	03/03/2026	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 #: 590306435

WORK DATE: 02/24/2026

Time In: 02/24/2026 07:12:00 AM
Time Out: 02/24/2026 07:31:00 AM

BILL-TO **59026712**

Two Rivers North CDD
Jayna Cooper
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

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

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 treated the exterior perimeter the mail room and clubhouse with liquid treatment and Weber treatment. Thank you again and take care

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
TEMPRID FX INSECTICIDE		101563-165	31.5000%	0.0199	Imidacloprid; B-Cyfluthrin	1.0000 Fluid Ounce	0.0187 Milliliters

Target Pests: Ants, Bed Bugs, 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.

Spectrum BUSINESS

January 24, 2026
Invoice Number: 1665027012426
Account Number: **8337 13 062 1665027**
Security Code: **5981**
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

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

Summary *Service from 01/24/26 through 02/23/26 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
YOUR AUTO PAY WILL BE PROCESSED 02/11/26	
Total Due by Auto Pay	**$99.99**

NEWS AND INFORMATION

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 FEB 02 2026
8633 2390 DY RP 24 01252026 NNNNNNNN 01 000767 0003

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

January 24, 2026
TWO RIVERS NORTH CDDA1
Invoice Number: 1665027012426
Account Number: 8337 13 062 1665027
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Total Due by Auto Pay **$99.99**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062166502700099794

 January 24, 2026

TWO RIVERS NORTH CDDA1
Invoice Number: 1665027012426
Account Number: 8337 13 062 1665027
Security Code: **5981**

Spectrum BUSINESS

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

8633 2390 DY RP 24 01252026 NNNNNNNN 01 000767 0003

Charge Details

Previous Balance		99.99
EFT Payment	01/11	-99.99
Remaining Balance		**$0.00**

Payments received after 01/24/26 will appear on your next bill.

Service from 01/24/26 through 02/23/26

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

Spectrum BUSINESS

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

Spectrum BUSINESS

February 7, 2026
Invoice Number: 1669019020726
Account Number: **8337 13 001 1669019**
Security Code: **4366**
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

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

Summary *Service from 02/07/26 through 03/06/26 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	5.00
Taxes, Fees and Charges	0.35
Current Charges	$105.34
YOUR AUTO PAY WILL BE PROCESSED 02/24/26	
Total Due by Auto Pay	**$105.34**

Auto Pay Notice

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Connect your business, your way. Call 1-833-711-0577 today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.

RECEIVED
FEB 17 2026
By

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 07 02082026 NNNNNNNN 01 000753 0003

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

February 7, 2026
TWO RIVERS NORTH A2
Invoice Number: 1669019020726
Account Number: 8337 13 001 1669019
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Total Due by Auto Pay **$105.34**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001166901900105346

 February 7, 2026

TWO RIVERS NORTH A2
Invoice Number: 1669019020726
Account Number: 8337 13 001 1669019
Security Code: **4366**

Spectrum BUSINESS

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

8633 2390 DY RP 07 02082026 NNNNNNNN 01 000753 0003

Charge Details

Previous Balance		99.99
EFT Payment	01/24	-99.99
Remaining Balance		**$0.00**

Payments received after 02/07/26 will appear on your next bill.

Service from 02/07/26 through 03/06/26

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	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

State and Local Sales Tax	0.35
Taxes, Fees and Charges Total	$0.35
Current Charges	**$105.34**
Total Due by Auto Pay	**$105.34**

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.

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

Spectrum BUSINESS

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

www.nexteraenergyservices.com

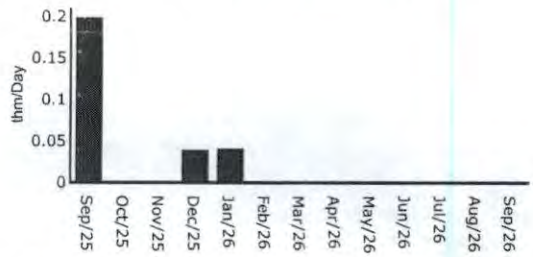
NEXTera ENERGY SERVICES

Invoice - Account Summary

Account No.	36461333
Amount Due (If paid by due date)	$5.91
Due Date	02/17/2026

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

Your Average Daily Billed Usage



This period billed usage: 1 thm
Previous 13 months billed usage: 15 thm

Account summary (see second page for details)

Invoice date: Jan 27 2026, Invoice No: 33669205

Opening Balance	$5.89
Payment Received Jan 13, 2026	$-5.89
Balance Forward	**$0.00**
Gas charges (please see over for details)	$5.91
Total Current Charges	**$5.91**
Total Amount Due	**$5.91**

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

NEXTera ENERGY SERVICES

FEB 02 2026

Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36461333	33669205	$5.91	02/17/2026	$

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

0364613333 4 00000591

Meter Reading Information	LDC: 221009319981, Address: 2689 WIDEWATER WAY, ZEPHYRHILLS, FL 33541					
Meter Number	Meter Read Date	Read Type	Previous Meter Read	Current Meter Read	Multi	thm Usage
221009319981	12/18/2025 - 01/16/2026	Actual	0	1	1	1.2
					Total Usage	1.2

Gas Charges and Taxes	Billing Period: 12/18/2025 - 01/16/2026	Units	Rate $	Total $
	Customer Service Fee			$5.00
	Monthly Variable Rate	0.56	0.760000	$0.43
	Monthly Variable Rate	0.64	0.750000	$0.48
	Total Gas Charges and Taxes			**$5.91**

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

No important messages at this time.

Important Messages:

If your initial contract with us has expired, your natural gas supply and service will continue without interruption at a holdover rate. The holdover rate is a variable monthly price which includes a market price for natural gas, an adder and pass-through charges for all other charges, including without limitation those listed as being "Included Charges" during the Initial Term of your contract. The holdover price is not a fixed price and may vary monthly. You can obtain the currently effective holdover rates on our website at www.nexteraenergyservices.com/holdover. You will remain on the holdover rate until you terminate service or sign a new contract with us.
We would be happy to assist you in signing up for a new contract. To learn more, please contact our Account Management team at 877-375-4674 or by emailing us at NES-Gas-AcctMngt@nexteraenergy.com.

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

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

Email: naturalgas@nexteraenergyservices.com

Web: www.nexteraenergyservices.com

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

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

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

Statement Date: January 22, 2026

Amount Due:	**$339.87**

Due Date: February 12, 2026
Account #: 221009326184

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

Current Service Period: December 18, 2025 - January 16, 2026

Previous Amount Due	$452.61
Payment(s) Received Since Last Statement	-$429.57
Miscellaneous Credits	-$23.04
Current Month's Charges	**$339.87**
Amount Due by February 12, 2026	**$339.87**

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

Your Energy Insight

Your average daily THMS used was **557.89% higher** than the same period last year.

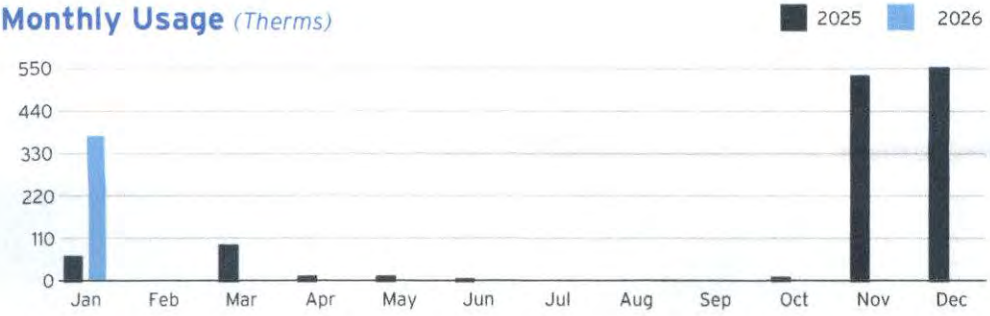
Your average daily THMS used was 33.86% lower than it was in your previous period.

Scan here to view your account online.

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at **TECOaccount.com.**

Monthly Usage *(Therms)*



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

00006112-0013524-Page 1 of 4

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

TECO PEOPLES GAS
AN EMERA COMPANY

RECEIVED
JAN 28 2026

Account #: 221009326184
Due Date: February 12, 2026

Amount Due:	**$339.87**

Payment Amount: $ _____

647680795642

Your account will be drafted on February 12, 2026

Pay your bill online at PeoplesGas.com

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00006112 FTECO101232600184910 00000 02 00000000 13061 002
TWO RIVERS NORTH CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 221009326184
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Service Period: Dec 18, 2025 - Jan 16, 2026 **Rate Schedule:** Small General Service - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15824	01/16/2026	1,404	1,082	322 CCF	1.042	1.1168	374.7 Therms	30 Days

Charge Details

Natural Gas Charges

Customer Charge		$63.00
Distribution Charge	*374.7 THMS @ $0.58434*	$218.95
Swing Service Charge	*374.7 THMS @ $0.03270*	$12.25
Florida Gross Receipts Tax		$10.67
Natural Gas Service Cost		**$304.87**

Other Fees and Charges

Miscellaneous Charges

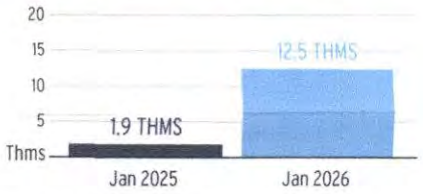
Gas Management	*1 X $35.0000*	$35.00
Total Miscellaneous Charges		**$35.00**

Total Current Month's Charges $339.87

Miscellaneous Credits

Interest for Cash Security Deposit - Gas	-$23.04
Total Current Month's Credits	**-$23.04**

Avg THMS Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00006112-0013524-Page 2 of 4

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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

Residential Customer Care:
813-223-0800 (Tampa)
863-299-0800 (Lakeland)
352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
727-826-3333 (St. Petersburg)
407-425-4662 (Orlando)
904-739-1211 (Jacksonville)
877-832-6747 (All Other Counties)

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

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

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

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

Statement Date: January 22, 2026

Amount Due:	**$63.77**

Due Date: February 12, 2026
Account #: 221009319981

DO NOT PAY. Your account will be drafted on February 12, 2026

Account Summary

Current Service Period: December 18, 2025 - January 16, 2026

Previous Amount Due	$43.88
Payment(s) Received Since Last Statement	-$39.58
Miscellaneous Credits	-$4.30
Current Month's Charges	**$63.77**
Amount Due by February 12, 2026	**$63.77**

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

00006113-0013526-Page 1 of 4

Scan here to view your account online.

2025 2026
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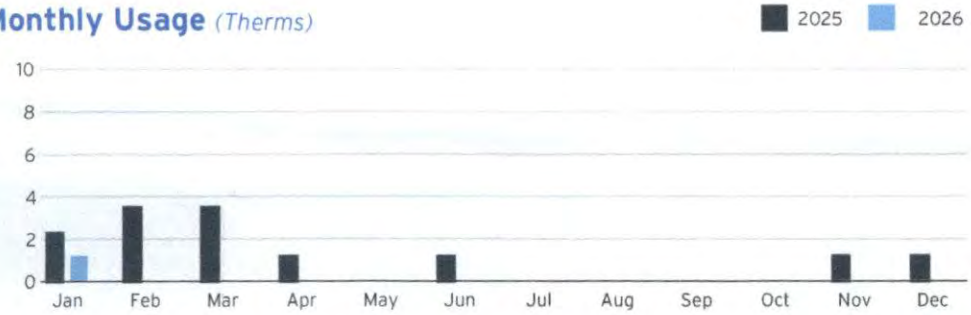
Monthly Usage *(Therms)*



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

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

TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 221009319981
Due Date: February 12, 2026

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RECEIVED
JAN 28 2026

Amount Due:	**$63.77**
Payment Amount: $ _____	

647680795624

Your account will be drafted on February 12, 2026

00006113 FTECO101232600184910 00000 02 00000000 13062 002
TWO RIVERS NORTH COMMUNITY DEV DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Account #: 221009319981
Statement Date: January 22, 2026
Charges Due: February 12, 2026

Meter Read

Service Period: Dec 18, 2025 - Jan 16, 2026 **Rate Schedule:** Small General Service - Transportation

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
AKX15823	01/16/2026	132		131		1 CCF		1.042		1.1168		1.2 Therms	30 Days

Charge Details

Natural Gas Charges

Customer Charge		$63.00
Distribution Charge	*1.2 THMS @ $0.58434*	$0.70
Swing Service Charge	*1.2 THMS @ $0.03270*	$0.04
Florida Gross Receipts Tax		$0.03
Natural Gas Service Cost		**$63.77**

Total Current Month's Charges $63.77

Miscellaneous Credits

Interest for Cash Security Deposit - Gas	-$4.30
Total Current Month's Credits	**-$4.30**

Avg THMS Used Per Day

Important Messages

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00006113-0013526-Page 2 of 4

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P.O. Box 31318
Tampa, FL 33631-3318
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Peoples Gas
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
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352-622-0111 (Ocala)
954-453-0777 (Broward)
305-940-0139 (Miami)
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407-425-4662 (Orlando)
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Online:
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Phone:
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877-832-6747
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877-832-6747

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

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

Bill Date	**02/10/2026**
Amount Due	**40.80**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	46	02/06	52				6

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	0
Jan 2026	34	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		40.90
Payment	40.90CR	
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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See Reverse Side For Mailing Instructions

Bill Date: 02/10/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**40.80**
DO NOT PAY	

0002338828000004080000004080005

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

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

Bill Date	**02/10/2026**
Amount Due	**40.80**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	65	02/06	71				6

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	0	0

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

2 0 1 5 8 4 8 9

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

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District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**40.80**
DO NOT PAY	

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

Bill Date	**02/10/2026**
Amount Due	**44.59**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	1214	02/06	1256				42

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	1
Jan 2026	34	2
Feb 2025	29	1

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

Previous Balance		46.71
Payment	46.71CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 42 KWH @ 0.06090	2.56	
Fuel Adjustment 42 KWH @ 0.04200	1.76	
FL Gross Receipts Tax	1.11	
Total Current Charges		44.59
Total Due E.F.T.		44.59

2 0 1 5 8 4 8 9

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Bill Date: 02/10/2026

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District: OP07

6 - 4

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**44.59**
DO NOT PAY	

0002277327000004459000004459 03

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Your Touchstone Energy® Cooperative
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Account Number	**2277332**	Cycle	**07**
Meter Number	360146144		
Customer Number	20158489		
Customer Name	TWO RIVERS NORTH CDD		

Bill Date	**02/10/2026**
Amount Due	**49.34**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	1584	02/06	1671				87

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	3
Jan 2026	34	4
Feb 2025	29	3

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

Previous Balance		54.84
Payment	54.84CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 87 KWH @ 0.06090	5.30	
Fuel Adjustment 87 KWH @ 0.04200	3.65	
FL Gross Receipts Tax	1.23	
Total Current Charges		49.34
Total Due E.F.T.		49.34

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District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**49.34**
DO NOT PAY	

0002277332000004934000004934 06

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

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

Bill Date	**02/10/2026**
Amount Due	**40.69**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	111	02/06	116				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	29	0

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

Previous Balance		40.80
Payment	40.80CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5 KWH @ 0.06090	0.30	
Fuel Adjustment 5 KWH @ 0.04200	0.21	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.69
Total Due E.F.T.		40.69

2 0 1 5 8 4 8 9

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Bill Date: 02/10/2026

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District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**40.69**
DO NOT PAY	

0002277333000004069000004069 04

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

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

Bill Date	**02/10/2026**
Amount Due	**40.69**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	151	02/06	156				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	29	0

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

Previous Balance		40.90
Payment	40.90CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5 KWH @ 0.06090	0.30	
Fuel Adjustment 5 KWH @ 0.04200	0.21	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.69
Total Due E.F.T.		40.69

2 0 1 5 8 4 8 9

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Bill Date: 02/10/2026

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District: OP07

2277341 **OP07**
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**40.69**
DO NOT PAY	

0002277341000004069000004069 02

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

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

Bill Date	**02/10/2026**
Amount Due	**4,444.12**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh 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

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

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.

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

RECEIVED
FEB 17 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 02/27/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/10/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**4,444.12**
DO NOT PAY	

0002288834000444412000444412 09

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

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

Bill Date	02/10/2026
Amount Due	4,038.21
Current Charges Due	03/05/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

2 0 1 5 8 4 8 9

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Previous Balance		4,038.21
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

RECEIVED
FEB 17 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 02/27/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/10/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**4,038.21**
DO NOT PAY	

0002288838000403821000403821 08

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

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

Bill Date	**02/10/2026**
Amount Due	**580.62**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	85250	02/06	90371				5121

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	177
Jan 2026	34	87
Feb 2025	29	139

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		351.39
Payment	351.39CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5,121 KWH @ 0.06090	311.87	
Fuel Adjustment 5,121 KWH @ 0.04200	215.08	
FL Gross Receipts Tax	14.51	
Total Current Charges		580.62
Total Due E.F.T.		580.62

2 0 1 5 8 4 8 9

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RECEIVED FEB 17 2026

DO NOT PAY
Total amount will be electronically transferred on or after 02/27/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/10/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**580.62**
DO NOT PAY	

0002296250000005806200005806202

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

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

Bill Date	**02/10/2026**
Amount Due	**40.58**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	51	02/06	55				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	29	0

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

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

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 02/27/2026.

RECEIVED
FEB 17 2026

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/10/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**40.58**
DO NOT PAY	

00023326880000040580000040580 9

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

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

Bill Date	**02/10/2026**
Amount Due	**40.80**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	29288	02/06	29294				6

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	29	0

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

Previous Balance		41.01
Payment	41.01CR	
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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RECEIVED
FEB 17 2026
By

DO NOT PAY
Total amount will be electronically transferred on or after 02/27/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/10/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**40.80**
DO NOT PAY	

00023326900000040800000040800 9

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

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

Bill Date	**02/10/2026**
Amount Due	**525.11**
Current Charges Due	**03/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/08	87945	02/06	92540				4595

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	158
Jan 2026	34	138
Feb 2025	29	155

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		535.67
Payment	535.67CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 4,595 KWH @ 0.06090	279.84	
Fuel Adjustment 4,595 KWH @ 0.04200	192.99	
FL Gross Receipts Tax	13.12	
Total Current Charges		525.11
Total Due E.F.T.		525.11

2 0 1 5 8 4 8 9

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RECEIVED
FEB 17 2026

RECEIVED
FEB 17 2026

DO NOT PAY
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WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 02/10/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**02/27/2026**
TOTAL CHARGES DUE	**525.11**
DO NOT PAY	

0002332691000005251100005251106

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: February 17, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	$200.00
2	Nick Dister	x	$200.00
3	**Thomas Spence**	x	$200.00
4	Kelly Evans	**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 2/18/2026 10:26

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

Invoice: #165197
January 2026

Customer
Two Rivers North CDD A1

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Property / Project Address
Two Rivers North CDD A1
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Fire damage along SR 56 (Revised) Estimate # 138213	1/28/2026	2/12/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#138213 - Fire damage along SR 56 (Revised) • Remove 3 burned Cypress trees and install with new tree's. • Cut back 40 simpson stopper bushes to flush out new growth from the fire. • Install 75 #3 white mulie grass that were burned in the fire. • Install 250ft of drip line. • Modify irrigation to return to normal operations.				**$3,931.00**

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

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/.

material basis.

LCE025: Tree/Plant Installation				**$3,465.00**
Site Prep, Removal, & Disposal (E) (Labor)				$1625.00
Muhly Grass "white" Installed (E) (Kit)	3 Gallon Plant	75.00	$17.00	$1275.00
Bald Cypress Installed (E) (Kit)	30 Gallon Plant	1.00	$565.00	$565.00
LCE005: Irrigation Installation				**$466.00**
Irrigation Labor (Hide) (Labor)				$340.00
Hunter 12" X 250' Dripline 0.9 GPH Purple (Material)	Each	1.00	$126.00	$126.00

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	$3,931.00
Sales Tax	$0.00
Total	**$3,931.00**
Credits/Payments	($0.00)
Balance Due	**$3,931.00**

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/.

Revised fire proposal

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,
We would like to get this approved. The customer needs to say Twin Rivers North CDD A1. And the same for the Billing Address it has Infrastruct CDD. This also needs to say Two Rivers North CDD A1. Also, the address should be 10050 Pan Am Circle Suite 300, Tampa FL 33604 for Billing Address.
Thank you so much.

From: Dave Stanley <dave.stanley@tworiversnorth.com>
Sent: Thursday, January 15, 2026 7:10 AM
To: Cooper, Agnes <agnes.cooper@infrastruct.com>
Cc: Gandarilla, Arturo <arturo.gandarilla@infrastruct.com>; Chapman, Brooke <brooke.chapman@infrastruct.com>; Turkstra, Rollamay <rollamay.turkstra@infrastruct.com>
Subject: Revised fire proposal

This Message Is From an External Sender
This message came from outside your organization. Please use caution when clicking links.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: February 17, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	$200.00
2	Nick Dister	x	$200.00
3	**Thomas Spence**	x	$200.00
4	Kelly Evans	**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 2/18/2026 10:26

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: February 17, 2026

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Date

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REVISED 2/18/2026 10:26

Attendance Confirmation

for

BOARD OF SUPERVISORS

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4	Kelly Evans	**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 2/18/2026 10:26

CHECK REQUEST FORM

District Name: Two Rivers North North Water

Date: 2/12/26

Invoice Number:

Please issue a check to:

Vendor Name: Archpot | Architectural Pottery

Vendor No.:

Check amount: $405.00

Please code to:

Check Description/Reason: Firepit replacement parts

Mailing instructions: 508 W Bateman Circle
Corona, CA 92880-

Due Date for Check:

Requestor: Rollamay Turkoane

Manager's review: Signed by: Rollamay Turkoane 1F3BE9E795D0415...

ARCHPOT | ARCHITECTURAL POTTERY
508 W. BATEMAN CIRCLE
CORONA, CA 92880

Telephone: 714/895-3359

Sales Order 38838-A

Customer TWO352

Bill To:

TWO RIVERS NORTHWATER
2005 PAN AM CIRCLE
SUITE 300
TAMPA, FL 33607
352/467-8439

Ship To:

JESSY PEREZ
15138 21ST STREET
DADE CITY, FL 33533
352/467-8439

THIS IS A REVISED SALES ORDER

Date	Ship Via	F.O.B.	Terms
01/13/26	LTL LIFTGATE	CORONA CA	50% DEP/BAL BY DEL

Purchase Order Number	Order Date	Salesperson	Our Order Number
	01/13/26	TH	

Quantity Req.	Quantity Ship	Quantity B.O.	Item Number	Description	Tax	Unit Price	Amount
1	0		WBECS	13V WEATHER BEATER ELECTRONIC CONTROL SYSTEM (CSA CERTIFIED)	N	0.00	0.00
2	0		TLR(MED)50	TUMBLED LAVA ROCK - MEDIUM 1"-2" (50LBS.)	N	0.00	0.00
1	0		PACK	PACKING AND CRATING	N	75.00	75.00
1	0		FRT	FREIGHT AND HANDLING CHARGE (LIFTGATE DELIVERY)	N	330.00	330.00

Nontaxable Subtotal	405.00
Taxable Subtotal	0.00
Tax	0.00
Total Order	405.00

508 W. Bateman Circle
Corona, CA 92880
O: 714-895-3359
WWW.ARCHPOT.COM

PAYMENT OPTIONS FORM

Date: _____ Sales Order#_____

1. **CHECK:** Made payable to ***ARCHITECTURAL POTTERY***
2. **ACH or WIRE:**

Incoming Wire Transfer / ACH Direct Deposit

Bank Name: Farmers & Merchants Bank

Address: 10422 Garden Grove, Garden Grove, CA 92843

Bank Telephone #: (714) 590-3880

Bank Routing # / ABA: 122201198

Bank Swift Code: FMLBUS66*(International & US Dollars only)*

Account Name: Plants Etcetera Inc.

Account Number: 31023444

3. **CREDIT CARD** *Convenience Fee Charge of 3% per transaction (to cover our bank fee)*

If paying **50% deposit** (enter here): $_____ **+ 3% fee** ***(WILL BE ADDED TO ORDER)***

If paying **full amount** (enter here): $_____ **+ 3% fee** ***(WILL BE ADDED TO ORDER)***

If you authorize ARCHPOT to run the balance on this same card when order has completed, please initial here X_____

Credit Card #_____Exp_____ CDC_____

Name Shown on Card:_____

Authorized Signature:_____

E-mail address:_____

Phone Number:_____

TWO RIVERS NORTH CDD
DISTRICT CHECK REQUEST

Today's Date	2/10/2026
Payable To	**Two Rivers North CDD**
Total Check Amount	**$9,501.84**
Check Amount	$9,501.84
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	97.22%
Net Total	2,628,044.78	100.00%	100.00%	

			204				
		53.65%	46.35%				
Date Received	Amount Received	Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
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	1558	
1/8/2026	31,078.22	16,674.63	14,403.59	-	TRNOR01082026 01/09/2026	1569	
1/8/2026	1,983.17	1,064.04	919.13	-	TRNOR01082026 INT 01/09/2026	1569	Interest
2/10/2026	20,501.84	11,000.00	9,501.84	-	TRNOR02102026		
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
TOTAL	**2,569,257.28**	**1,378,559.04**	**1,190,698.24**				
Net Total on Roll	2,628,044.78	$ 1,410,044.18	$ 1,218,000.60				
Collection Surplus / (Deficit)	(72,999.68)	(39,167.06)	(33,832.63)				

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers North Community Development District

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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
ASSETS						
Cash - Operating Account	$ 963,634	$ -	$ -	$ -	$ -	$ 963,634
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	4,860	-	-	4,860
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	1,366,966	-	-	-	1,366,966
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	**$ 1,286,147**	**$ 1,975,905**	**$ 4,898**	**$ 21,775,363**	**$ 17,635,000**	**$ 42,677,313**
LIABILITIES						
Accounts Payable	$ 3,682	$ -	$ 773,653	$ -	$ -	$ 777,335
Due To Developer	318,726	-	-	-	-	318,726
Bonds Payable	-	-	-	-	17,635,000	17,635,000
Due To Other Funds	38	-	-	-	-	38
TOTAL LIABILITIES	**322,446**	**-**	**773,653**	**-**	**17,635,000**	**18,731,099**

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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
FUND BALANCES						
Restricted for:						
Debt Service	-	1,975,905	-	-	-	1,975,905
Unassigned:	963,701	-	(768,755)	21,775,363	-	21,970,309
TOTAL FUND BALANCES	**963,701**	**1,975,905**	**(768,755)**	**21,775,363**	**-**	**23,946,214**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,286,147**	**$ 1,975,905**	**$ 4,898**	**$ 21,775,363**	**$ 17,635,000**	**$ 42,677,313**

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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
REVENUES				
Interest - Investments	$ -	$ 5,297	$ 5,297	0.00%
Special Assmnts- Tax Collector	1,500,047	1,378,559	(121,488)	91.90%
Other Miscellaneous Revenues	-	1,125	1,125	0.00%
TOTAL REVENUES	**1,500,047**	**1,384,981**	**(115,066)**	**92.33%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	3,200	8,800	26.67%
ProfServ - Dissemination Services	5,000	3,584	1,416	71.68%
ProfServ - Technology Services	1,200	500	700	41.67%
ProfServ - Recording Secretary	4,500	1,875	2,625	41.67%
ProfServ-Tax Collector	-	1,594	(1,594)	0.00%
Trustee Fees	6,500	3,030	3,470	46.62%
ProfServ - Field Services	18,000	7,500	10,500	41.67%
ProfServ - Assessment Roll	5,000	2,083	2,917	41.66%
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	2,291	3,209	41.65%
ProfServ - District Manager	25,000	10,417	14,583	41.67%
ProfServ - Accounting Services	12,000	5,000	7,000	41.67%
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	311	689	31.10%
ProfServ - Rentals & Leases	1,200	1,071	129	89.25%
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	1,312	(1,112)	656.00%
Meeting Expense	500	163	337	32.60%
ProfServ - Website Administration	2,400	800	1,600	33.33%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	185,003	101,723	83,280	54.98%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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
Electric Utility Services				
Internet	1,800	1,005	795	55.83%
Water Utility Services	20,000	9,329	10,671	46.65%
Gas	10,000	1,388	8,612	13.88%
Electric Utility Services	45,000	7,024	37,976	15.61%
Streetlights	190,000	42,424	147,576	22.33%
Total Electric Utility Services	266,800	61,170	205,630	22.93%
Other Physical Environment				
Wildlife Control	9,000	-	9,000	0.00%
Debris Cleanup	9,000	-	9,000	0.00%
Contracts - Landscape	477,000	194,301	282,699	40.73%
Landscape - Plant Replacement Program	45,000	3,465	41,535	7.70%
Boundary Walls Maintenance	30,000	-	30,000	0.00%
Landscape - Annuals	18,000	9,874	8,126	54.86%
Landscape - Mulch	35,000	44,057	(9,057)	125.88%
Trail Maintenance	13,574	20,789	(7,215)	153.15%
Tree Trimming	10,000	6,341	3,659	63.41%
Irrigation Maintenance	30,000	5,273	24,727	17.58%
Entry/Gate/Walls Maintenance	10,000	6,917	3,083	69.17%
Aquatic Maintenance - Contract	36,120	15,050	21,070	41.67%
Total Other Physical Environment	722,694	306,067	416,627	42.35%
Road and Street Facilities				
Sidewalk, Pavement, Signage Repairs	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
Parks and Recreation				
Pool - Onsite Monitor	24,000	-	24,000	0.00%
Pest Control - Amenity	2,400	1,615	785	67.29%
Contract - Facility Janitorial	20,000	19,500	500	97.50%
Pool - Contract	40,000	18,080	21,920	45.20%
Security Monitoring Services	12,000	-	12,000	0.00%
Amenity Onsite Staff	87,550	36,479	51,071	41.67%
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 February 28, 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	1,520	18,480	7.60%
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	220	780	22.00%
Pool Permits	600	-	600	0.00%
Total Parks and Recreation	240,550	86,575	153,975	35.99%
Contingency				
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**	**566,898**	**933,149**	**37.79%**
Excess (deficiency) of revenues Over (under) expenditures	-	818,083	818,083	0.00%
OTHER FINANCING SOURCES (USES)				
Capital Contributions-Private	-	198	198	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**198**	**198**	**0.00%**
Net change in fund balance	$ -	$ 818,281	$ 818,281	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**145,420**		
FUND BALANCE, ENDING		**$ 963,701**		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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
REVENUES				
Interest - Investments	$ -	$ 19,213	$ 19,213	0.00%
Special Assmnts- Tax Collector	-	1,190,698	1,190,698	0.00%
Special Assmnts- CDD Collected	1,215,334	-	(1,215,334)	0.00%
TOTAL REVENUES	**1,215,334**	**1,209,911**	**(5,423)**	**99.55%**
EXPENDITURES				
Debt Service				
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	-	756,102	756,102	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,219,803**		
FUND BALANCE, ENDING		**$ 1,975,905**		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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
REVENUES				
Interest - Investments	$ -	$ 71	$ 71	0.00%
TOTAL REVENUES	**-**	**71**	**71**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	71	71	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(768,826)**		
FUND BALANCE, ENDING		**$ (768,755)**		

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 02_26

Statement Date 02/28/2026

G/L Account No. 101001 Balance	963,633.66	**Statement Balance**	990,957.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	990,957.72
Subtotal	963,633.66	**Outstanding Checks**	-27,324.06
Negative Adjustments	0.00	**Ending Balance**	963,633.66
Ending G/L Balance	963,633.66		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/03/2026		JE000845	Other Miscellaneous Revenues	Jose Reyes - Ck #2022 01/06/2026 - Key Fobs	50.00	50.00	0.00
02/03/2026		JE000846	Other Miscellaneous Revenues	Money Order #2243886376 01/09/2026 - Key Fobs	25.00	25.00	0.00
02/03/2026		JE000847	Other Miscellaneous Revenues	Jerome Property Management, LLC - Ck #2825 01/21/2026 - Ackley	50.00	50.00	0.00
02/10/2026		JE000862	Special Assmnts- Tax Collector	FY2026 Tax Roll Assessments	20,501.84	20,501.84	0.00
02/27/2026		JE000866	Interest - Investments	Interest Earned	1,271.69	1,271.69	0.00
Total Deposits					21,898.53	21,898.53	0.00
Checks							
							0.00
12/23/2025	Payment	1574	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
12/23/2025	Payment	1578	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-85.00	-85.00	0.00
01/29/2026	Payment	300288	PASCO COUNTY UTILITIES SERVICE	Inv: 23806329-ACH	-192.91	-192.91	0.00
01/29/2026	Payment	300289	PASCO COUNTY UTILITIES SERVICE	Inv: 23804513-ACH	-317.55	-317.55	0.00
01/29/2026	Payment	300290	PASCO COUNTY UTILITIES SERVICE	Inv: 23804271-ACH	-4.04	-4.04	0.00
01/29/2026	Payment	300291	PASCO COUNTY UTILITIES SERVICE	Inv: 23804267-ACH	-3.03	-3.03	0.00
01/29/2026	Payment	300292	PASCO COUNTY UTILITIES SERVICE	Inv: 23804265-ACH	-61.61	-61.61	0.00
01/29/2026	Payment	300293	PASCO COUNTY UTILITIES SERVICE	Inv: 23804270-ACH	-25.25	-25.25	0.00
01/29/2026	Payment	300294	PASCO COUNTY UTILITIES SERVICE	Inv: 23804268-ACH	-3.03	-3.03	0.00
01/29/2026	Payment	300295	PASCO COUNTY UTILITIES SERVICE	Inv: 23804266-ACH	-901.93	-901.93	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 02_26 **Statement Date** 02/28/2026

01/29/2026	Payment	300296	PASCO COUNTY UTILITIES SERVICE	Inv: 23804264-ACH	-22.22	-22.22	0.00
01/29/2026	Payment	300297	PASCO COUNTY UTILITIES SERVICE	Inv: 23804263-ACH	-52.52	-52.52	0.00
01/29/2026	Payment	300298	PASCO COUNTY UTILITIES SERVICE	Inv: 23804262-ACH	-4.04	-4.04	0.00
01/29/2026	Payment	300299	PASCO COUNTY UTILITIES SERVICE	Inv: 2804260-ACH	-31.31	-31.31	0.00
01/29/2026	Payment	300300	PASCO COUNTY UTILITIES SERVICE	Inv: 23804259-ACH	-7.07	-7.07	0.00
01/29/2026	Payment	300301	PASCO COUNTY UTILITIES SERVICE	Inv: 23804258-ACH	-12.12	-12.12	0.00
01/29/2026	Payment	300302	PASCO COUNTY UTILITIES SERVICE	Inv: 23804257-ACH	-229.27	-229.27	0.00
01/29/2026	Payment	300303	PASCO COUNTY UTILITIES SERVICE	Inv: 23805292-ACH	-414.10	-414.10	0.00
01/29/2026	Payment	300304	PASCO COUNTY UTILITIES SERVICE	Inv: 23804514-ACH	-640.97	-640.97	0.00
01/29/2026	Payment	300305	PASCO COUNTY UTILITIES SERVICE	Inv: 23804269-ACH	-55.55	-55.55	0.00
02/02/2026	Payment	300306	TECO TAMPA ELECTRIC	Inv: 012226-26184-ACH	-339.87	-339.87	0.00
02/02/2026	Payment	300307	TECO TAMPA ELECTRIC	Inv: 012226-19981-ACH	-63.77	-63.77	0.00
02/09/2026	Payment	300308	CHARTER COMMUNICATIONS	Inv: 1665027012426-ACH	-99.99	-99.99	0.00
02/11/2026	Payment	1579	TWO RIVERS NORTH CDD	Check for Vendor V00008	-9,501.84	-9,501.84	0.00
02/13/2026	Payment	1580	ARCHPOT	Check for Vendor V00094	-405.00	-405.00	0.00
02/17/2026	Payment	100001	INFRAMARK LLC	Inv: 169084, Inv: 170661	-14,136.33	-14,136.33	0.00
02/19/2026	Payment	1581	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
02/19/2026	Payment	1582	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
02/19/2026	Payment	1583	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-63,086.28	-63,086.28	0.00
02/19/2026	Payment	1584	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,500.00	-3,500.00	0.00
02/19/2026	Payment	1585	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
02/19/2026	Payment	1587	NEXTERA ENERGY	Check for Vendor V00059	-5.91	-5.91	0.00
02/19/2026	Payment	1589	SITEX AQUATICS	Check for Vendor V00026	-3,010.00	-3,010.00	0.00
02/19/2026	Payment	1590	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
02/20/2026	Payment	300309	CHARTER COMMUNICATIONS	Inv: 1669019020726-ACH	-105.34	-105.34	0.00
02/20/2026	Payment	300310	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2338828-ACH	-40.80	-40.80	0.00
02/20/2026	Payment	300311	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2338832-ACH	-40.80	-40.80	0.00
02/20/2026	Payment	300312	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2277327-ACH	-44.59	-44.59	0.00
02/20/2026	Payment	300313	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2277332-ACH	-49.34	-49.34	0.00
02/20/2026	Payment	300314	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2277333-ACH	-40.69	-40.69	0.00

Bank Account Statement

Two Rivers North CDD

Bank Account No. 5652

Statement No. 02_26 **Statement Date** 02/28/2026

02/20/2026	Payment	300315	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2277341-ACH	-40.69	-40.69	0.00
02/20/2026	Payment	300316	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2288834-ACH	-4,444.12	-4,444.12	0.00
02/20/2026	Payment	300317	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2288838-ACH	-4,038.21	-4,038.21	0.00
02/20/2026	Payment	300318	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2296250-ACH	-580.62	-580.62	0.00
02/20/2026	Payment	300319	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2332688-ACH	-40.58	-40.58	0.00
02/20/2026	Payment	300320	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2332690-ACH	-40.80	-40.80	0.00
02/20/2026	Payment	300321	WITHLACOOCHEE RIVER ELECTRIC	Inv: 021026-2332691-ACH	-525.11	-525.11	0.00
02/26/2026	Payment	1593	INFRAMARK LLC	Check for Vendor V00016	-167.62	-167.62	0.00
02/23/2026		JE000865	Bank Fees	Bank Fees	-258.05	-258.05	0.00
02/23/2026	Payment	DD344	TRUIST - CC	Payment of Invoice 001851	-395.25	-395.25	0.00
Total Checks					-111,865.12	-111,865.12	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/07/2025	Payment	1521	SPEAREM ENTERPRISES, LLC	Check for Vendor V00076	-225.00
02/19/2026	Payment	1586	KINGS POWER WASHING SERVICE	Check for Vendor V00050	-375.00
02/19/2026	Payment	1588	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
02/19/2026	Payment	1591	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-170.00
02/26/2026	Payment	1592	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-26,354.06
Total Outstanding Checks					-27,324.06

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/2026 to 2/28/2026

(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	100001	02/17/26	INFRAMARK LLC	169084	DEC 25-POSTAGE & MISC CHARGES	Postage, Phone, Faxes, Copies, Mailings	541024-51301	$9.62
001	100001	02/17/26	INFRAMARK LLC	169084	DEC 25-POSTAGE & MISC CHARGES	Miscellaneous Contingency	549900-58200	$17.70
001	100001	02/17/26	INFRAMARK LLC	169084	DEC 25-POSTAGE & MISC CHARGES	ProfServ - Rentals & Leases	544025-51301	$163.18
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Accounting Services	532001-51301	$1,000.00
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Administrative Services	531148-51301	$458.33
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Assessment Roll	531141-51301	$416.67
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Dissemination Services	531012-51301	$416.67
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - District Manager	531150-51301	$2,083.33
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Field Services	531122-51301	$1,500.00
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	Amenity Onsite Staff	534215-57201	$7,295.83
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Recording Secretary	531036-51301	$375.00
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Rentals & Leases	544025-51301	$100.00
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Technology Services	531020-51301	$100.00
001	100001	02/17/26	INFRAMARK LLC	170661	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Website Administration	549936-51301	$200.00
001	1580	02/13/26	ARCHPOT	38838-A	JAN 26-FIREPITS	Amenity R&M	546176-57201	$405.00
001	1581	02/19/26	ALCHEMY POOL SERVICE LLC	000794	FEB-26 POOL SERVICES	Pool - Contract	534149-57201	$3,000.00
001	1582	02/19/26	CARLOS DE LA OSSA	CO-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	$200.00
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	164959	JAN 26-FULL PROPERTY MULCH	Landscape - Mulch	546246-53908	$19,825.71
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	165197	JAN 26-LANDSCAPE SERVICES	Landscape - Plant Replacement Program	546071-53908	$3,465.00
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	165197	JAN 26-LANDSCAPE SERVICES	Irrigation Maintenance	546930-53908	$466.00
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	165196	JAN 26-FULL PROPERTY MULCH	Landscape - Mulch	546246-53908	$24,231.43
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	166038	FEB 26-NORTHWATER CONTRACT	Contracts - Landscape	534171-53908	$6,884.80
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	166039	FEB 26-CHILDERS CONTRACT	Contracts - Landscape	534171-53908	$7,093.84
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	167140	FEB 26-IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	$676.00
001	1583	02/19/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	167139	FEB 26-IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	$443.50
001	1584	02/19/26	JAYMAN ENTERPRISES	4403	JAN 26-MONTHLY JANITORIAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	$1,775.00
001	1584	02/19/26	JAYMAN ENTERPRISES	4402	JAN 26-MONTHLY JANITORIAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	$1,725.00
001	1585	02/19/26	KELLY ANN EVANS	KE-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	$200.00
001	1586	02/19/26	KINGS POWER WASHING SERVICE	1215	01/16/26-POOL DECK CLEANING	Miscellaneous Contingency	549900-58200	$375.00
001	1587	02/19/26	NEXTERA ENERGY	33669205	GAS 12/18/25-01/16/26	Gas	543019-53100	$5.91
001	1588	02/19/26	NICHOLAS J. DISTER	ND-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	$200.00
001	1589	02/19/26	SITEX AQUATICS	10733-B	FEB 26-AQUATIC MAINTENANCE	Aquatic Maintenance - Contract	546995-53908	$3,010.00
001	1590	02/19/26	THOMAS R. SPENCE	TS-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	$200.00
001	1591	02/19/26	TRULY NOLEN BRANCH 059	590303739	JAN 26-PEST CONTROL	Pest Control - Amenity	531170-57201	$85.00
001	1591	02/19/26	TRULY NOLEN BRANCH 059	590304009	PEST CONTROL 01/27/26	Pest Control - Amenity	531170-57201	$85.00
001	1592	02/26/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	162944	EMERGENT TREE WORK @ ENTRANCE	Tree Trimming	546717-53908	$1,271.05
001	1592	02/26/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	166048	FEB 26-A2 CONTRACT	Contracts - Landscape	534171-53908	$17,810.89
001	1592	02/26/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	166047	FEB 26-A1 CONTRACT	Contracts - Landscape	534171-53908	$7,272.12
001	1593	02/26/26	INFRAMARK LLC	171513	JAN 26-RENTAL SPACE & POSTAGE	ProfServ - Rentals & Leases	544025-51301	$163.18
001	1593	02/26/26	INFRAMARK LLC	171513	JAN 26-RENTAL SPACE & POSTAGE	Postage, Phone, Faxes, Copies, Mailings	541024-51301	$4.44
001	300306	02/02/26	TECO TAMPA ELECTRIC	012226-26184-ACH	GAS 12/18/25-01/16/26	Gas	543019-53100	$339.87
001	300307	02/02/26	TECO TAMPA ELECTRIC	012226-19981-ACH	GAS 12/18/25-01/16/26	Gas	543019-53100	$63.77
001	300308	02/09/26	CHARTER COMMUNICATIONS	1665027012426-ACH	INTERNET 01/24/26-02/23/26	Internet	541022-53100	$99.99
001	300309	02/20/26	CHARTER COMMUNICATIONS	1669019020726-ACH	INTERNET 02/07/26-03/06/26	Internet	541022-53100	$105.34
001	300310	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2338828-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$40.80
001	300311	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2338832-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$40.80
001	300312	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2277327-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$44.59
001	300313	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2277332-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$49.34
001	300314	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2277333-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$40.69
001	300315	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2277341-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$40.69
001	300316	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2288834-ACH	ELECTRIC 02/10/26	Streetlights	543062-53100	$4,444.12
001	300317	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2288838-ACH	ELECTRIC 02/10/26	Streetlights	543062-53100	$4,038.21
001	300318	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2296250-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$580.62
001	300319	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2332688-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$40.58

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/2026 to 2/28/2026

(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	300320	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2332690-ACH	ELECTRIC 01/08/26-02/06/26	Electric Utility Services	543041-53100	$40.80
001	300321	02/20/26	WITHLACOOCHEE RIVER ELECTRIC	021026-2332691-ACH	ELECTRIC 01/08/26-02/05/26	Electric Utility Services	543041-53100	$525.11
001	DD344	02/23/26	TRUIST - CC	020926-1013-ACH	01/10/26-02/09/26 CREDIT CARD PURCHASES	Office Supplies	551002-57201	$219.90
001	DD344	02/23/26	TRUIST - CC	020926-1013-ACH	01/10/26-02/09/26 CREDIT CARD PURCHASES	Amenity R&M	546176-57201	$158.36
001	DD344	02/23/26	TRUIST - CC	020926-1013-ACH	01/10/26-02/09/26 CREDIT CARD PURCHASES	Entry/Gate/Walls Maintenance	546992-53908	$16.99
							Fund Total	**$125,940.77**

SERIES 2022 DEBT SERVICE FUND - 204

204	1579	02/11/26	TWO RIVERS NORTH CDD	02102026-0210	SERIES 2022 FY26 DS	Cash in Transit	103200	$9,501.84
							Fund Total	**$9,501.84**

Total Checks Paid	**$135,442.61**

BIG SUN FENCING
FLORIDA'S PREMIER FENCE COMPANY EST. 1989

Proudly Serving Florida's Residential, Commercial and Industrial Markets with Top Quality Vinyl and Aluminum Fence, Railings & Estate Gates.

Date:	2/23/26	Customer:	Inframark
Project:	Entrance gate pool area	Contact:	Jesenia
Location:	2689 Wideside Dr Zephyrhills	Phone:	352-467-8439
Drawings:	n/a	Email:	ngkidz3211@yahoo.com

Proposal	Feet	Total
Reinstall exiting wire mesh panel at bottom of secondary entrance gate.		
Reset existing hinge screws at entrance gate ,adjust to open and close correctly.		
Reinstall exiting tan picket for panel next to entrance gate.		
1 year labor warranty		$ 795.00

Signature: Signed by: Rollamay Turkoane 1F3BE9E795D0415...

Date: 2/23/2026

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

Estimate: #140934

Customer Address	Billing Address	Physical Job Address
Inframark Angie Grunwald 2005 Pan Am Circle Suite 300 Tampa, Florida 33607 angie.grunwald@inframark.com	Inframark CCD Inframark Management Services 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544	Two Rivers North CDD A2 Durand Ct. Zephyrhills, FL 33541

Job	Estimated Job Start Date	Proposed By	Due Date
Seasonal flower change.	February 27, 2026	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$750.00
Annuals 4-4.5" - installed (E)	4"	800	$3.32	$2,655.98
Blue Daze "Blue My Mind" Installed (E)	1 Gallon Plant	12	$13.51	$162.15
Croton Mammy Installed (E)	3 Gallon Plant	8	$29.83	$238.64
			Subtotal	**$3,806.77**
			Estimated Tax	$0.00
			Job Total	**$3,806.77**

- Seasonal annual removal and installation at the entrance to Childers and the amenity center.
- Reducing number of annuals, and install a mix of 1 and 3 gallon material. Only at enterance Actually plants may vary from proposal.

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

Proposed By:

Dave Towsley 02/17/2026
Down to Earth Date

Agreed & Accepted By:

Signed by: Rollamay Turkoane 1F3BE9E795D0415...
Inframark

2/24/2026
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: #140932

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

Billing Address
Two Rivers North CDD A1
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

Job	Estimated Job Start Date	Proposed By	Due Date
Seasonal flower change.	February 27, 2026	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$750.00
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			Subtotal	**$3,806.77**
			Estimated Tax	$0.00
			Job Total	**$3,806.77**

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Proposed By:

Dave Towsley 02/17/2026
Down to Earth Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane 2/24/2026
1F3BE9E795D0415...
Inframark Date

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Childers at Two Rivers North
Pool Monitor Security Services Agreement

This Childers at Two Rivers North Pool Monitor Security Services Agreement (this "**Agreement**") is entered into as of March 5, 2026, by and between the **Two Rivers North Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "**District**"), and **Signal 88, LLC d/b/a Signal of Tampa**, a Florida Limited Liability Company (the "**Contractor**").

Background Information:

The District owns and operates a swimming pool and amenity facility located at Childers Clubhouse, 1990 Lanier Road, Zephyrhills, FL 33541 (the "Childers Pool"). The District desires to hire an independent contractor to provide professional pool monitoring security services for the Childers Pool. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District's property. In consideration of the Contractor's agreement to perform the services described herein, the District agrees to enter into this Agreement in accordance with the terms of this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, training, uniforms, services, transportation, and all other necessary incidental items required for the complete performance of the on-site pool monitoring services as further described in the proposal, relevant portions of which are attached hereto as **Exhibit A**.
    - **a.** Familiarity with District Rules, Regulations, Policies, Operating Procedures
        - **i.** Full knowledge/awareness of all rules, regulations, or policies of the District.
        - **ii.** Prepare any incident or accident reports and forward to the District Manager.
    - **b.** Greet guests and require them to sign in upon entry to the amenity area.
    - **c.** Enforce the rules, regulations, and policies of the District.
        - **i.** The Contractor's staff have the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
    - **d.** Provide the best possible customer service to maintain a welcoming, safe, and comfortable environment, including inspecting and maintaining cleanliness of the amenity area, organizing furniture and cleaning litter.

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e. Manage and monitor access to and from the amenities and ensure all gates and doors requiring key/card entry are locked during the appropriate times.
f. Monitor, observe, and report any issues (including, but not limited to, loitering, trespassing, vandalism, and theft).
g. Contact 911 for any emergency issues.
h. Provide a monthly written report which will include their observations, interactions, calls to 911, recommendations, or other related comments.
i. Schedule: 11:30 am to 7:30 pm, Saturday and Sunday (total of 16 hours per week).

3. **Manner of Performance and Care of the Property**.
a. Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering.
b. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best practices in the industry.
c. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages, or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **Term**. The initial term of this Agreement shall be from May 31, 2026, through September 1, 2026. At the end of the initial term, the Agreement shall automatically terminate.

5. **Termination.** Either party may terminate this Agreement without cause with 48 hours written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

6. **Compensation**. The District agrees to compensate the Contractor for the work described above in the not to exceed amount of Five Hundred Fifty-Eight Dollars and Eight Cents (**$558.08**) per week (16 hours per week) for the term of the Agreement. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor shall only invoice the District for days/hours they rendered service.

7. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

8. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership,

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joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

9. **Subcontractor and Affiliates of Contractor**. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.

10. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

11. **Background Screening**: Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the "**Screening**") for all of Contractor's staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.

12. **Permits and Approvals**. Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.

13. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

14. **Insurance**. The Contractor shall carry commercial general liability insurance of no less than $2,000,000 insuring against any liability arising out of any act, omission, or alleged act or omission of Contractor, or any of its employees, agents, or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false arrest, detention, or imprisonment, defamation and slander, damage or injury caused by firearms or other weapons and automobile liability. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

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15. **Indemnification**. Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents, and employees harmless from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, discrimination and harassment, false arrest, detention, or imprisonment, assault, and battery of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit,

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signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

20. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,

a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.

   i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.

22. **Non-Waiver**. No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

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23. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.

24. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

25. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

26. **Amendment**. This Agreement may not be altered, changed, or amended, except by an instrument in writing, signed by both parties.

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

28. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

29. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Contractor:	**To the District:**
Attn: Mike Daly	Attn: Jayna Cooper
10500 University Center Drive #140	2005 Pan Am Circle, Suite 300
Tampa, FL 33612	Tampa, FL 33609
mdaly@teamsignal.com	Jayna.Cooper@Inframark.com

30. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

31. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

Docusign Envelope ID: F62DD67F-DA9A-45EE-88B9-4F0E876B9BE9

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date written above.

Signal 88, LLC d/b/a Signal of Tampa	**Two Rivers North Community Development District**
Signed by: Tina Scroggins 0E3C0B31424C4E4...	Signed by: Carlos de La Ossa CC0CB251E795481...
By: Tina Scroggins	Carlos de la Ossa
Title: Sales	Chair of the Board of Supervisors

Docusign Envelope ID: F62DD67F-DA9A-45EE-88B9-4F0E876B9BE9

EXHIBIT A

Signal 88, LLC ("Contractor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

Signal of Tampa ("Service Provider")
Mike Daly
10500 University Center Dr. #140
#68
Tampa, FL 33612
Phone: +18134761083
Email: mdaly@teamsignal.com

Service Dates: 05/31/2026-09/01/2026
Payment Terms: Net 15 Fifteen Days After Invoice Date

Security Location
Childers at Two Rivers North CDD
Jesenia Perez
1990 Lanier Road
Zephyrhills, Florida 33541
Phone: 13525000000
Email: jesenia.perez@inframark.com

Bill To
Childers at Two Rivers North CDD
Jesenia Perez
1990 Lanier Road
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Management Company: Inframark Management

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	No of Officers	Per Service	Vehicle	Total
Dedicated	0	0	0	0	0	8	8	16	1	$34.88	-	$558.08

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

Holidays: 1.5x Regular Rate

New Year's Day, Memorial Day, Labor Day, Columbus Day, Veterans Day, Juneteenth, Christmas Day, Thanksgiving Day, Independence Day, Easter Sunday, Presidents' Day, Martin Luther King Jr. Day

Services	$2,427.65
Taxes (%)	$0.00
Monthly Total	$2,427.65

Docusign Envelope ID: F62DD67F-DA9A-45EE-88B9-4F0E876B9BE9

Northwater at Two Rivers North
Pool Monitor Security Services Agreement

This Northwater at Two Rivers North Pool Monitor Security Services Agreement (this "**Agreement**") is entered into as of March 5, 2026, by and between the **Two Rivers North Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "**District**"), and **Signal 88, LLC d/b/a Signal of Tampa**, a Florida Limited Liability Company (the "**Contractor**").

Background Information:

The District owns and operates a swimming pool and amenity facility located at Northwater Clubhouse, 2689 Widewater Way, Zephyrhills, FL 33541 (the "Northwater Pool"). The District desires to hire an independent contractor to provide professional pool monitoring services for the Northwater Pool. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District's property. In consideration of the Contractor's agreement to perform the services described herein, the District agrees to enter into this Agreement in accordance with the terms of this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, training, uniforms, services, transportation, and all other necessary incidental items required for the complete performance of the on-site pool monitoring services as further described in the proposal dated April 30, 2025, attached hereto as **Exhibit A**.
    - **a.** Familiarity with District Rules, Regulations, Policies, Operating Procedures
        - **i.** Full knowledge/awareness of all rules, regulations, or policies of the District.
        - **ii.** Prepare any incident or accident reports and forward to the District Manager.
    - **b.** Greet guests and require them to sign in upon entry to the amenity area.
    - **c.** Enforce the rules, regulations, and policies of the District.
        - **i.** The Contractor's staff have the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
    - **d.** Provide the best possible customer service to maintain a welcoming, safe, and comfortable environment, including inspecting and maintaining cleanliness of the amenity area, organizing furniture and cleaning litter.

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e. Manage and monitor access to and from the amenities and ensure all gates and doors requiring key/card entry are locked during the appropriate times.
f. Monitor, observe, and report any issues (including, but not limited to, loitering, trespassing, vandalism, and theft).
g. Contact 911 for any emergency issues.
h. Provide a monthly written report which will include their observations, interactions, calls to 911, recommendations, or other related comments.
i. Schedule: 11:30 am to 7:30 pm, Saturday and Sunday (total of 16 hours per week).

3. **Manner of Performance and Care of the Property**.
a. Officers will be well trained and dressed in Signa uniforms with 3M Reflective lettering.
b. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best practices in the industry.
c. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages, or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **Term**. The initial term of this Agreement shall be from May 31, 2026, through September 1, 2026. At the end of the initial term, the Agreement shall automatically terminate.

5. **Termination.** Either party may terminate this Agreement without cause with 48 hours written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

6. **Compensation**. The District agrees to compensate the Contractor for the work described above in the not to exceed amount of Five Hundred Fifty-Eight Dollars and Eight Cents (**$558.08**) per week (16 hours per week) for the term of the Agreement. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor shall only invoice the District for days/hours they rendered service.

7. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

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8. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

9. **Subcontractor and Affiliates of Contractor**. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.

10. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

11. **Background Screening**: Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the "**Screening**") for all of Contractor's staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.

12. **Permits and Approvals**. Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.

13. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

14. **Insurance**. The Contractor shall carry commercial general liability insurance of no less than $2,000,000 insuring against any liability arising out of any act, omission, or alleged act or omission of Contractor, or any of its employees, agents, or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false arrest, detention, or imprisonment, defamation and slander, damage or injury caused by firearms or other weapons and

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automobile liability. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

15. **Indemnification**. Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents, and employees harmless from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, discrimination and harassment, false arrest, detention, or imprisonment, assault, and battery of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

16. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

17. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

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Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

20. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,

a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.

   i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC

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RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.

22. **Non-Waiver**. No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.

23. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.

24. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

25. **Arm's Length Transaction and Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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Signal 88, LLC d/b/a Signal of Tampa	**Two Rivers North Community Development District**
Signed by: Tina Scroggins 0E3C0B31424C4E6...	Signed by: Carlos de La Ossa CC0CB251E795481...
By: Tina Scroggins	Carlos de la Ossa
Title: Sales	Chair of the Board of Supervisors

Docusign Envelope ID: F62DD67F-DA9A-45EE-88B9-4F0E876B9BE9

EXHIBIT A

Signal 88, LLC ("Contractor")
3880 S 149th Street, Suite 102
Omaha, NE 68144
Phone: 877.498.8494
Fax: 402.502.2078

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Phone: +18134761083
Email: mdaly@teamsignal.com

Service Dates: 05/31/2026-09/01/2026
Payment Terms: Net 15 Fifteen Days After Invoice Date

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Email: jesenia.perez@inframark.com

Bill To
Northwater at Two Rivers CDD
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2689 Widewater Way
Zephyrhills, FL 33541
Phone: +13524678439
Email: jesenia.perez@inframark.com

Management Company: Inframark Management

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	No of Officers	Per Service	Vehicle	Total
Dedicated	0	0	0	0	0	8	8	16	1	$34.88	-	$558.08

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Holidays: 1.5x Regular Rate

New Year's Day, Memorial Day, Labor Day, Columbus Day, Veterans Day, Juneteenth, Christmas Day, Thanksgiving Day, Independence Day, Easter Sunday, Presidents' Day, Martin Luther King Jr. Day

Services	$2,427.65
Taxes (%)	$0.00
Monthly Total	$2,427.65

TWO RIVERS NORTH CDD

FIELD INSPECTION REPORT- MARCH-DOWN TO EARTH

Friday, February 27, 2026

Prepared For Board Of Supervisors

22 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
Scheduled/Monitoring
Not completed/No response

Item 1- SR 56

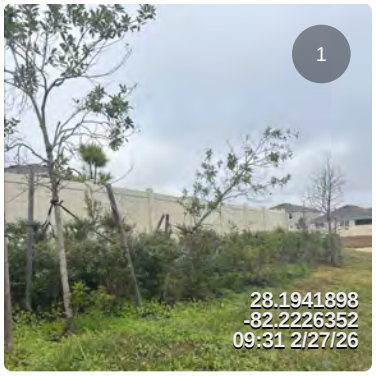
Due By: Monday, March 16, 2026

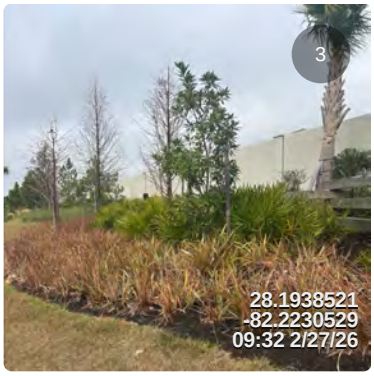
Assigned To: Down To Earth

At the beginning of the wall along State Road 56, a tree previously noted remains leaning and has not yet been straightened or stabilized.

Weed presence is ongoing throughout the planting beds and should be addressed with selective herbicide treatment. In addition, the beds require soft edging, as Bahia turf is beginning to encroach into the planting areas.

Plant material damage was observed within portions of the frontage bed, specifically impacting flax lilies and firebush. A drive-through inspection was conducted on the 26th to further assess conditions and determine which plant material can be cut back and salvaged versus what may require replacement.





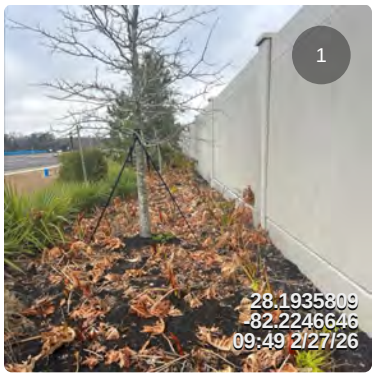
Item 2- SR 56

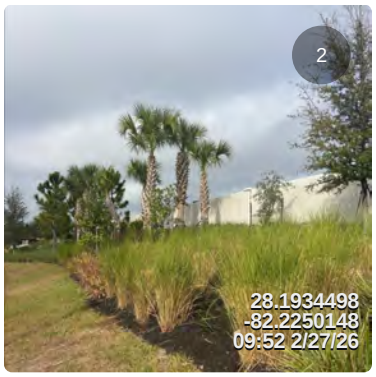
Due By: Monday, March 16, 2026

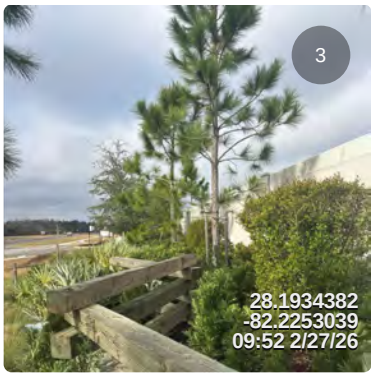
Assigned To: Down To Earth

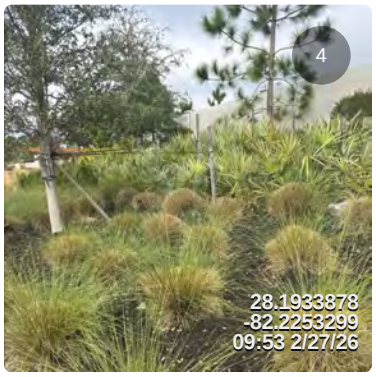
In the wall bed area approaching the north water entrance, the philodendron sustained noticeable damage from the recent cold snap. Down to Earth will remove all dead and damaged foliage to encourage recovery. Not all plant material was affected, and several plants remain in good condition. The philodendron is expected to rebound with proper maintenance.

Weed presence in this section of the bed is minimal and isolated to select areas. While certain portions are currently clean, the entire bed will continue to be monitored and maintained as needed.









Item 3- Northwater Entrance

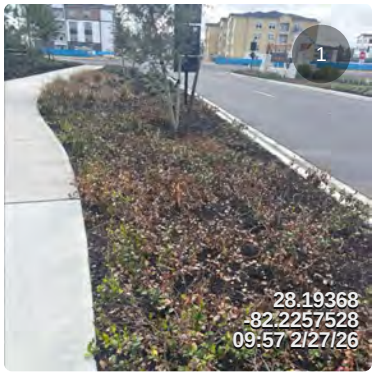
Due By: Monday, March 16, 2026

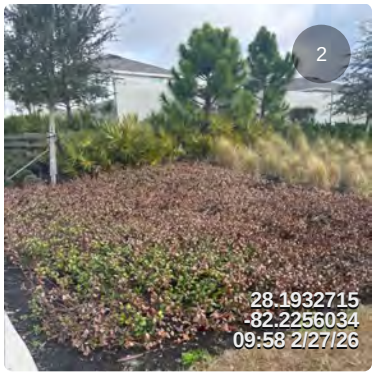
Assigned To: Down To Earth

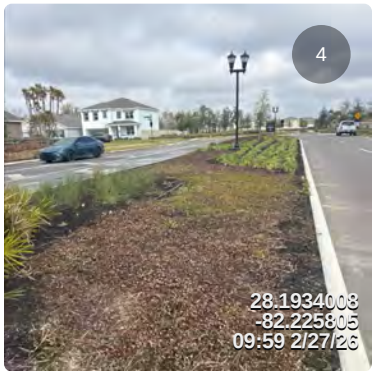
At the entrance of Northwater, the Confederate jasmine sustained damage from the recent cold snap. Down to Earth will cut back the affected material to promote recovery. The plants are expected to rebound with proper maintenance.

The iris plants at the Northwater monument also sustained cold damage. Down to Earth will remove all dead and damaged foliage to promote regrowth.

The Confederate jasmine located in the center island sustained severe cold damage. An inspection was conducted on the 26th to assess its condition. At this time, no visible new growth has been observed, and the plant material appears to be non-viable. If no recovery is observed in the coming weeks, replacement will be recommended



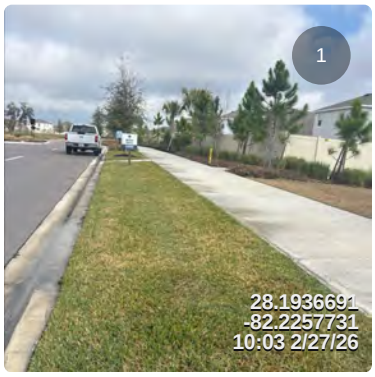


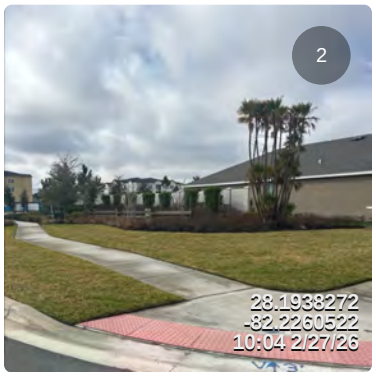


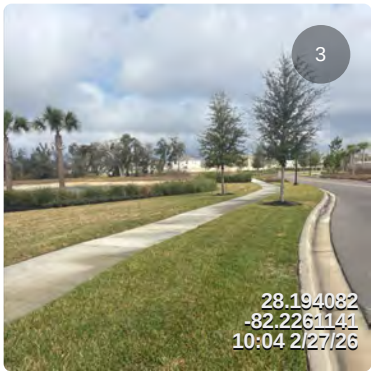
Item 4- Widewater Way (Turf)

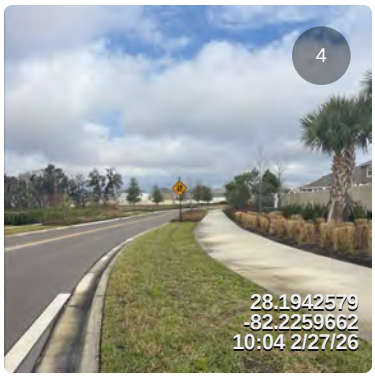
Assigned To: Down To Earth

The turf along the widewater way has shown improvement in color and density following the recent fertilization application.







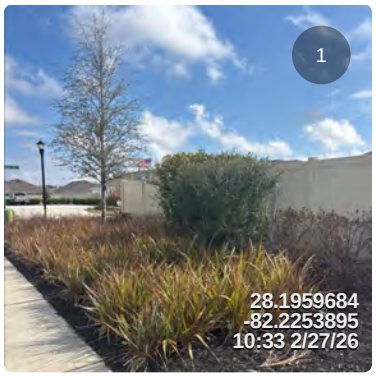


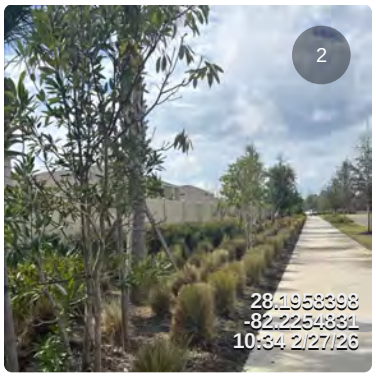
Item 5- Widewater Way

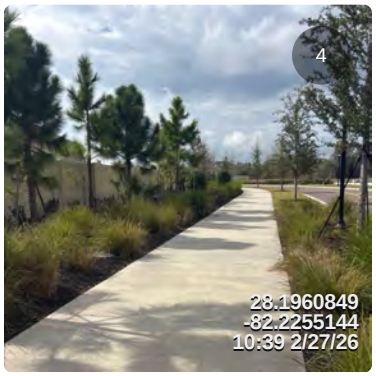
Due By: Monday, March 16, 2026

Assigned To: Down To Earth

Driving into the community on WideWater way, the Philodendron was noticeably affected by the recent cold snap. Down to Earth will remove any dead material to support regrowth. The flax lilies and firebush were also hit hard; cutbacks are scheduled to begin on the next maintenance visit. However, not all plant material was damaged—many plants sustained well and remain healthy.





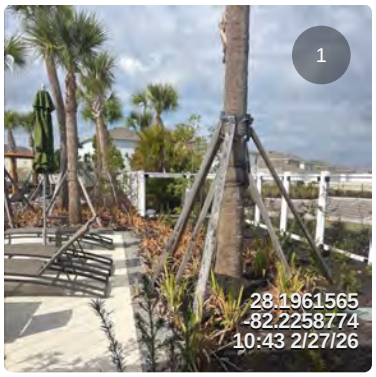


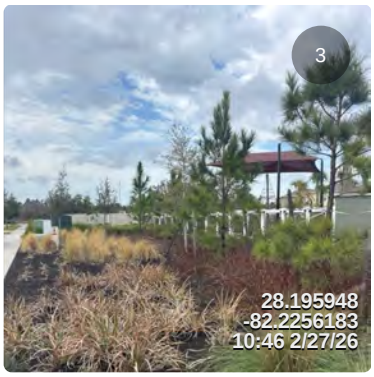
Item 6- Clubhouse (Northwater)

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

The plant material inside and surrounding the clubhouse shows signs of stress from the recent cold front. We'll continue to monitor these areas closely with Down to Earth to determine which plants may need to be replaced, cut back, or are expected to recover. Observations will continue over the coming weeks to ensure proper care and regrowth.



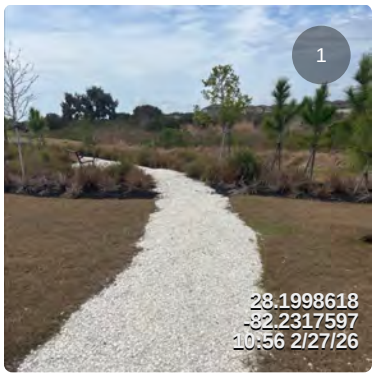


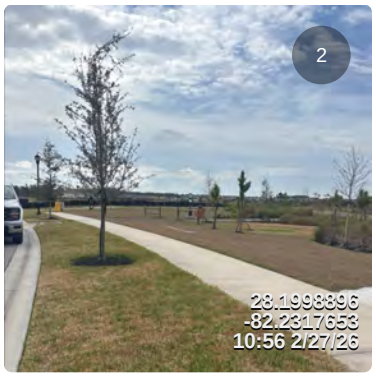
Item 7- Sunflower Hill

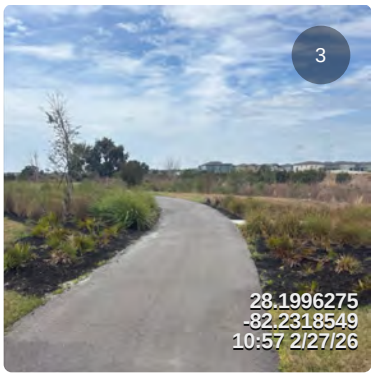
Due By: Saturday, March 14, 2026

Assigned To: Down To Earth

The pocket park just before the cul-de-sac off Sunflower Hill has a shell path that Down to Earth has been maintaining. Soft edging will be performed on the next maintenance service to clearly separate the shell from the turf. The St. Augustine turf shows signs of improvement following the fertility applied two weeks ago, although some areas remain fragile. The Bahia continues to reflect seasonal changes and the effects of the recent cold front. The beds should be treated for weeds with selective herbicide, as they continue to hold weeds.





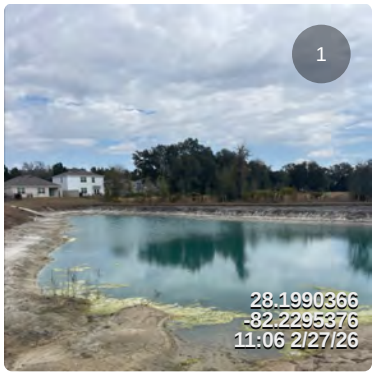


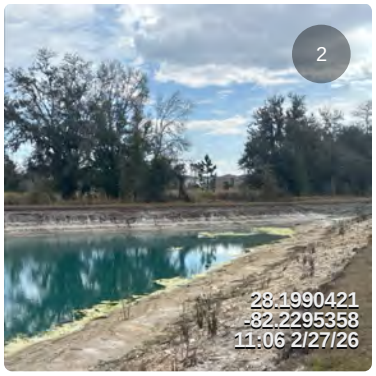
Item 8- Pond 22

Due By: Monday, March 16, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae.





Item 9- Lockman Way

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

Down to earth will continue to monitor all affected areas

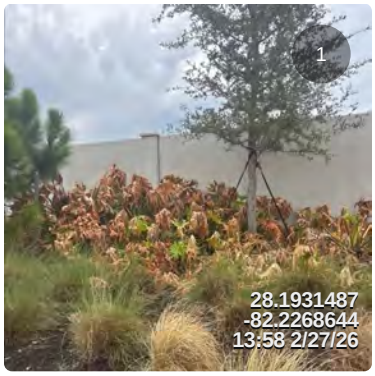
Item 10- SR 56

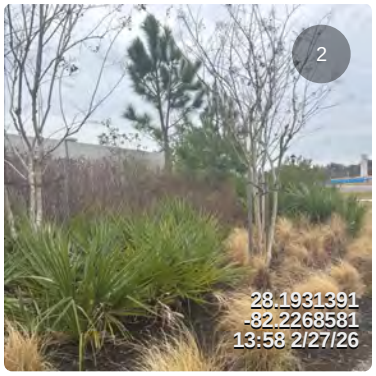
Due By: Monday, March 16, 2026

Assigned To: Down To Earth

When exiting North Water along the landscape berm wall, portions of the plant material sustained cold damage from the recent front, while other areas remain in good condition. A drive-through inspection was conducted on the 26th to assess the overall impact.

We will continue to monitor the affected areas in coordination with Down to Earth over the next several weeks to determine which plant material can be salvaged through cutbacks and recovery efforts and which may require replacement.





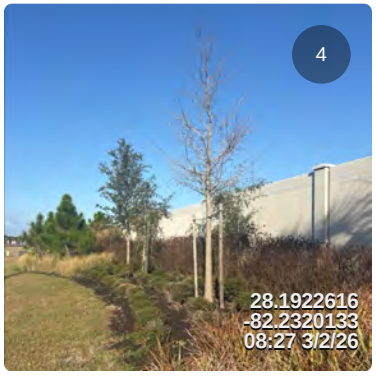
Item 11- SR 56

Due By: Tuesday, March 17, 2026

Assigned To: Down To Earth

Along the landscape bed adjacent to the wall on SR 56 heading toward the Childers entrance, some plant material sustained cold damage from the recent temperature drop. Additionally, torpedo grass and other weeds are present throughout the bed and require treatment with a selective herbicide.

The beds also require soft edging, as Bahia turf has encroached into the planting areas. This maintenance item should be performed more routinely to prevent excessive turf intrusion and to maintain a clean, defined bed line.



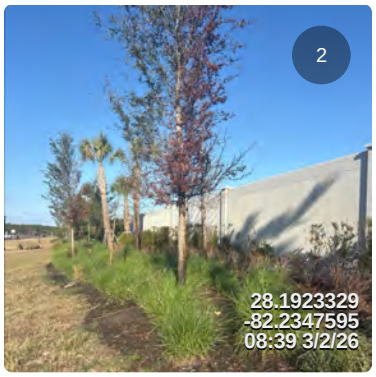
Item 12- SR 56

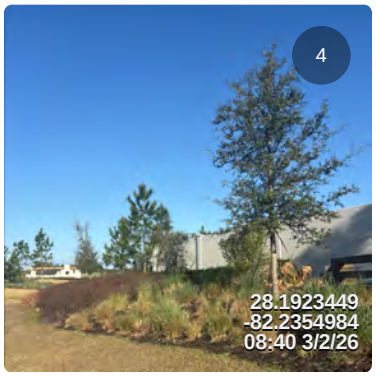
Due By: Tuesday, March 17, 2026

Assigned To: Down To Earth

More areas where plant material was damaged by the cold front, we'll continue to monitor all and determine what will be replaced or cutback.

Weeds in beds should be treated with selective herbicide.





Item 13- Childers Way

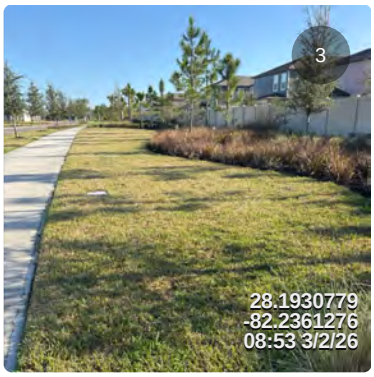
Due By: Tuesday, March 17, 2026

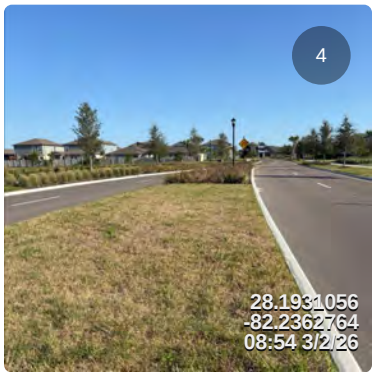
Assigned To: Down To Earth

Plant material shows damage from the recent cold front. Affected species include Philodendrons and some Firebush.

The turf along Childers Way heading toward the clubhouse, as well as the center island, has shown improvement following fertility applications.

These areas will continue to be monitored closely over the next several weeks to evaluate recovery and determine if any additional corrective action is necessary





Item 14- Childers Way

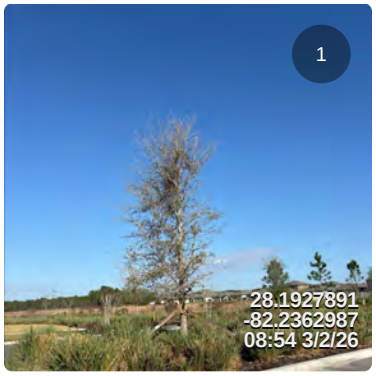
Due By: Tuesday, March 17, 2026

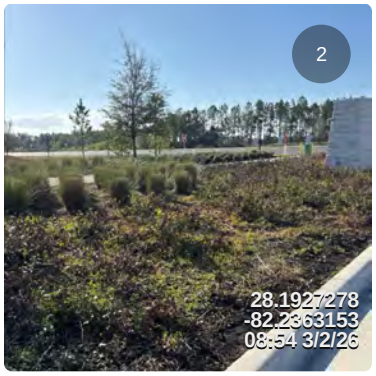
Assigned To: Down To Earth

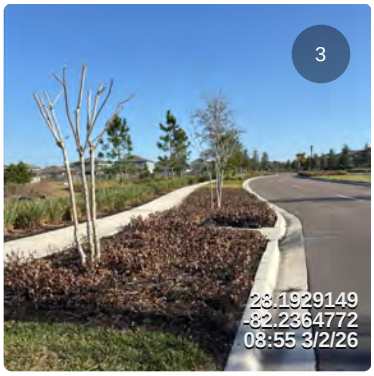
On Childers Way, the oak trees within the center island should be inspected by Down to Earth. Trees have fallen on multiple occasions, and a thorough evaluation is recommended to determine whether they can be stabilized or if replacement will be necessary.

The Confederate jasmine along Childers Way has weeds present within the beds that require treatment. Additional sections of Confederate jasmine were significantly impacted by the recent cold snap and will need to be cut back to promote healthy new growth.

At the intersection of Brackett and Childers Way, there is a section of turf that will likely require replacement, as it has shown no improvement. The turf in this area was already underperforming prior to the cold snap. Down to Earth should inspect this section to determine whether recovery is feasible or if full replacement is needed.







Item 15-Lanier Rd

Due By: Tuesday, March 17, 2026

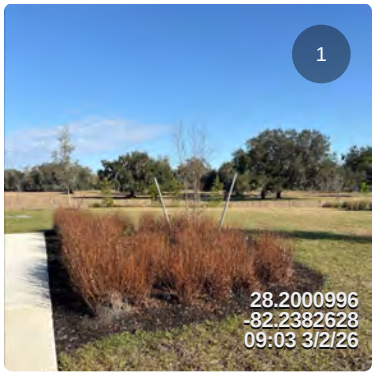
Assigned To: Down To Earth

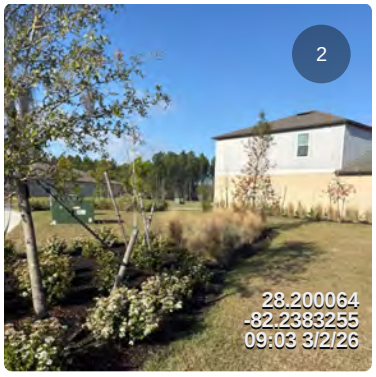
At the pocket park located at the corner of Kircher and Lanier, the fern material sustained cold damage and will need to be cut back to ground level to encourage new regrowth.

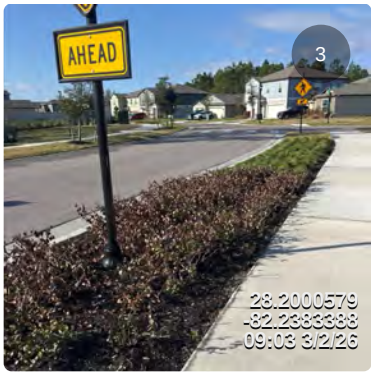
Other plant material within the park is performing well and remains in good condition.

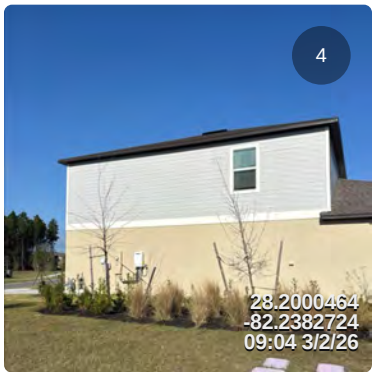
The Confederate jasmine was also impacted by the cold front and will need to be cut back to promote healthy new growth.

Additionally, two trees adjacent to the home located next to the park will require replacement.









Item 16- Clubhouse Plant Material

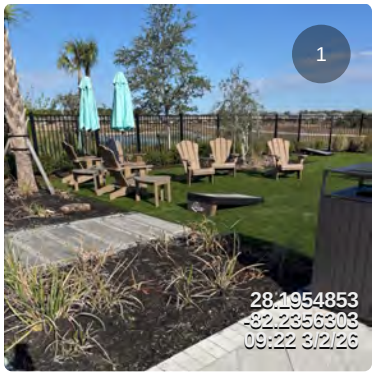
Due By: Tuesday, March 17, 2026

Assigned To: Down To Earth

Plant material damaged by the recent cold snap should be cut back to encourage new growth where viable tissue remains. Any material that does not show signs of recovery should be scheduled for replacement.

The shell areas are currently well maintained.

There is one dead Sabal palm that will need to be removed and replaced.



Item 17- Clubhouse

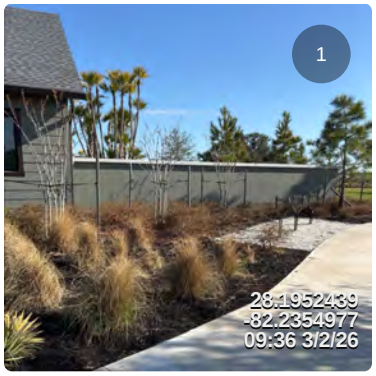
Due By: Tuesday, March 17, 2026

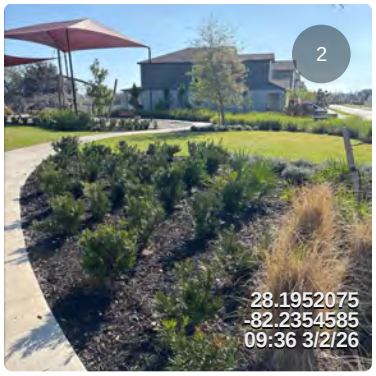
Assigned To: Down To Earth

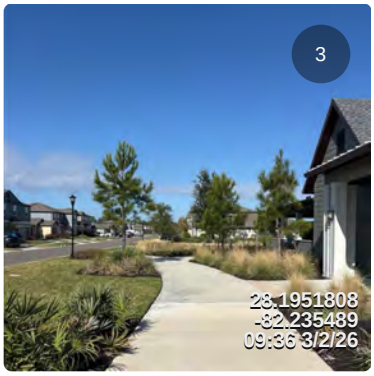
The plant material in front of and surrounding the clubhouse should be evaluated for cold damage. Any material affected by the recent cold front that is expected to recover should be cut back to promote healthy new growth. Plant material that was not impacted remains in good condition.

The turf has shown improvement following the fertilization application performed a few weeks ago.

Seasonal flower installation is scheduled for mid-March.



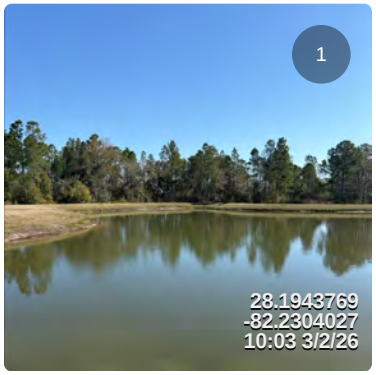


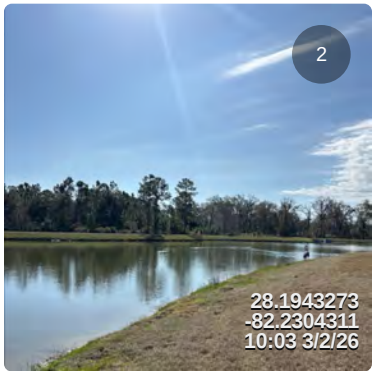


Item 18- Pond

Assigned To: Sitex Aquatics

The pond is well maintained.



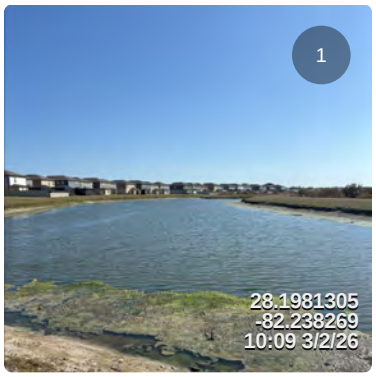


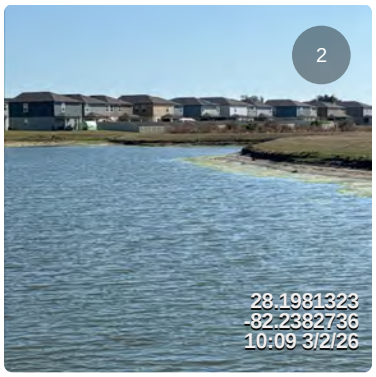
Item 19- Pond 12

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae.

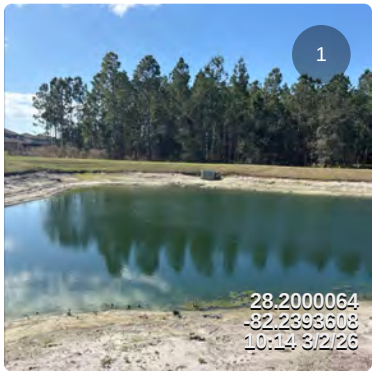


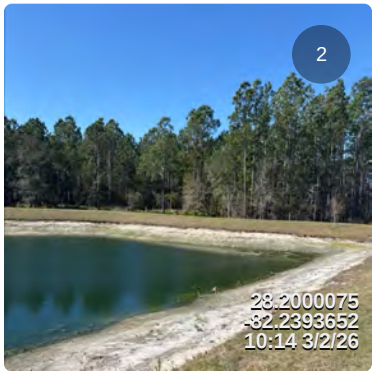


Item 20- Pond 19

Assigned To: Sitex Aquatics

Pond is well maintained.

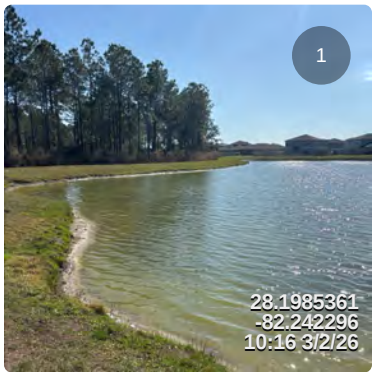


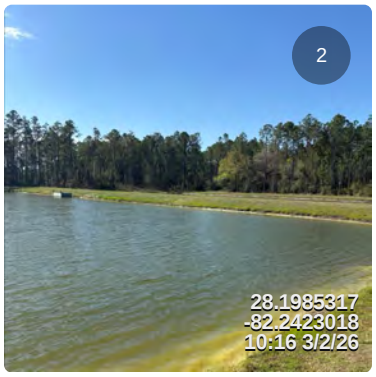


Item 21- Pond 16

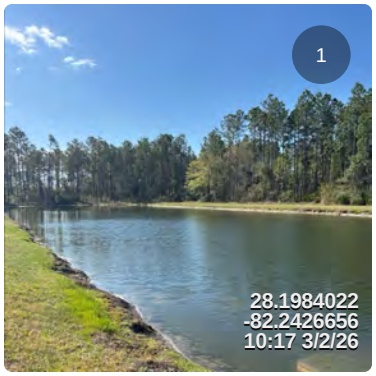
Assigned To: Sitex Aquatics

The pond is well maintained.





Item 22- Pond 15

Assigned To: Sitex Aquatics

The pond is well maintained.