

Two Rivers North Community Development District

April 21, 2026
Agenda Package

TEAMS MEETING INFORMATION

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

CLEAR PARTNERSHIPS



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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 Counsel
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Jessy Perez, Onsite Manager

Regular Meetings Agenda

Tuesday, April 21, 2026, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **April 21, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

*Meeting ID: 224 779 961 996 3
Passcode: F7AZ3qT6*

*Call in (audio only) +1 646-838-1601
Phone Conference ID: 200 322 157#*

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

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

A. Consideration of Transferring Bank to Valley

B. Acceptance of Fiscal Year 2025 Audit

4. CONSENT AGENDA

A. Approval of the Meeting Minutes March 17, 2026

B. Consideration of Operation and Maintenance Expenditures March 2026

C. Acceptance of the Financials and Approval of the Check Register for March 2026

D. Ratification of the Easement Encroachment Agreements -35322 Ackley Trace

E. Ratification of the Sitex Aquatic Management Agreement & Addendum No. 1 Temporary Fuel Surcharge

F. Ratification of the Annual Arbitrage Reports Bond Series 2022

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

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Two Rivers North Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Two Rivers North Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated April 8, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 8, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Two Rivers North Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,662,168.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,886,656, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,265,781, an increase of \$946,676 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects funds, non-spendable for prepaid items and deposits, and the remaining amount is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,718,128	\$ 1,862,102
Capital assets, net of depreciation	22,409,561	21,775,363
Total assets	24,127,689	23,637,465
Current liabilities	830,521	1,926,953
Long-term liabilities	17,635,000	17,935,000
Total liabilities	18,465,521	19,861,953
Net Position		
Net investment in capital assets	4,779,387	3,072,822
Restricted	841,629	750,849
Unrestricted	41,152	(48,159)
Total net position	\$ 5,662,168	\$ 3,775,512

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,639,412	\$ 399,447
Operating grants and contributions	53,551	1,746,818
Capital grants and contributions	1,406,565	3,779,970
General revenues	5,136	808
Total revenues	<u>4,104,664</u>	<u>5,927,043</u>
Expenses:		
General government	244,636	133,241
Maintenance and operations	990,595	331,223
Parks and recreation	67,065	-
Interest	915,712	929,183
Total expenses	<u>2,218,008</u>	<u>1,393,647</u>
Change in net position	1,886,656	4,533,396
Net position - beginning	<u>3,775,512</u>	<u>(757,884)</u>
Net position - ending	<u>\$ 5,662,168</u>	<u>\$ 3,775,512</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$2,218,008. The costs of the District's activities were funded by program revenues. Program revenues are comprised primarily of assessments. The District also received funds from Developer contributions and interest income which are included in program revenues. Overall, expenses increased compared to the prior fiscal year, primarily due to higher professional services costs, including landscape maintenance and operations, and amenities-related expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$22,409,561 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$17,635,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Two Rivers North Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 171,735
Prepaid items	37,964
Deposits	322,513
Restricted assets:	
Investments	1,185,916
Capital assets:	
Nondepreciable	<u>22,409,561</u>
Total assets	<u>24,127,689</u>
 LIABILITIES	
Accounts payable and accrued expenses	36,621
Developer advance	318,726
Unearned revenue	97,000
Accrued interest payable	378,174
Non-current liabilities:	
Due within one year	315,000
Due in more than one year	<u>17,320,000</u>
Total liabilities	<u>18,465,521</u>
 NET POSITION	
Net investment in capital assets	4,779,387
Restricted for debt service	841,629
Unrestricted	<u>41,152</u>
Total net position	<u>\$ 5,662,168</u>

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 244,636	\$ 244,636	\$ -	\$ -
Maintenance and operations	990,595	1,141,835	-	1,557,805
Parks and recreation	67,065	-	-	(67,065)
Interest on long-term debt	915,712	1,252,941	53,551	390,780
Total governmental activities	2,218,008	2,639,412	53,551	1,406,565
				1,881,520
			General revenues:	
			Unrestricted investment earnings	2,861
			Miscellaneous revenue	2,275
			Total general revenues	5,136
			Change in net position	1,886,656
			Net position - beginning	3,775,512
			Net position - ending	\$ 5,662,168

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 171,735	\$ -	\$ -	\$ 171,735
Investments	-	1,181,128	4,788	1,185,916
Due from other funds	-	38,675	38	38,713
Prepaid items	37,964	-	-	37,964
Deposits	322,513	-	-	322,513
Total assets	<u>\$ 532,212</u>	<u>\$ 1,219,803</u>	<u>\$ 4,826</u>	<u>\$ 1,756,841</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 36,621	\$ -	\$ -	\$ 36,621
Developer advance	318,726	-	-	318,726
Due to other funds	38,713	-	-	38,713
Unearned revenue	97,000	-	-	97,000
Total liabilities	<u>491,060</u>	<u>-</u>	<u>-</u>	<u>491,060</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	41,751	-	-	41,751
Restricted for:				
Debt service	-	1,219,803	-	1,219,803
Capital projects	-	-	4,826	4,826
Unassigned	(599)	-	-	(599)
Total fund balances	<u>41,152</u>	<u>1,219,803</u>	<u>4,826</u>	<u>1,265,781</u>
Total liabilities and fund balances	<u>\$ 532,212</u>	<u>\$ 1,219,803</u>	<u>\$ 4,826</u>	<u>\$ 1,756,841</u>

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 1,265,781

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	22,409,561	
Accumulated depreciation	<u>-</u>	22,409,561

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(378,174)	
Bonds payable	<u>(17,635,000)</u>	<u>(18,013,174)</u>

Net position of governmental activities		<u>\$ 5,662,168</u>
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See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,386,471	\$ 1,252,941	\$ -	\$ 2,639,412
Developer contributions	-	-	1,406,358	1,406,358
Interest income	2,861	53,551	207	56,619
Miscellaneous revenue	2,275	-	-	2,275
Total revenues	<u>1,391,607</u>	<u>1,306,492</u>	<u>1,406,565</u>	<u>4,104,664</u>
EXPENDITURES				
Current:				
General government	244,636	-	-	244,636
Maintenance and operations	990,595	-	-	990,595
Parks and recreation	67,065	-	-	67,065
Debt Service:				
Principal	-	300,000	-	300,000
Interest	-	921,494	-	921,494
Capital outlay	-	-	634,198	634,198
Total expenditures	<u>1,302,296</u>	<u>1,221,494</u>	<u>634,198</u>	<u>3,157,988</u>
Excess (deficiency) of revenues over (under) expenditures	89,311	84,998	772,367	946,676
Fund balances - beginning	<u>(48,159)</u>	<u>1,134,805</u>	<u>(767,541)</u>	<u>319,105</u>
Fund balances - ending	<u>\$ 41,152</u>	<u>\$ 1,219,803</u>	<u>\$ 4,826</u>	<u>\$ 1,265,781</u>

See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	946,676
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		634,198
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		300,000
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Change in accrued interest		<u>5,782</u>
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Change in net position of governmental activities	\$	<u><u>1,886,656</u></u>
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See notes to the financial statements

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Two Rivers North Community Development District ("District") was established on December 9, 2021, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 21-40. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, three of the Board members are affiliated with Eisenhower Property Group, the Developer, one is affiliated with Lennar Homes, LLC, and one is affiliated with DR Horton.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Government Obligations Fund - Y Class	\$ 1,185,916	S&P AAAM	45 days
Total Investments	<u>\$ 1,185,916</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2025, were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 38,713
Debt service	38,675	-
Capital projects	38	-
Total	<u>\$ 38,713</u>	<u>\$ 38,713</u>

The outstanding balances between funds results primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 21,775,363	\$ 634,198	\$ -	\$ 22,409,561
Total capital assets, not being depreciated	21,775,363	634,198	-	22,409,561
Governmental activities capital assets, net	\$ 21,775,363	\$ 634,198	\$ -	\$ 22,409,561

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$30.8 million. The District issued Series 2022 Bonds in order to finance a portion of the project, with the remainder to be completed by the Developer. Upon completion, certain infrastructure improvements are to be conveyed to other entities for ownership and maintenance responsibilities.

Developer contributions to the capital projects fund for the current fiscal year were \$1,406,358.

NOTE 7 – LONG-TERM LIABILITIES

Series 2022

On May 18, 2022, the District issued \$18,495,000 of Special Assessment Bonds, Series 2022 consisting of multiple Term Bonds with due dates ranging from May 1, 2027, to May 1, 2052, and fixed interest rates ranging from 4.625% to 5.25%. The Bonds were issued to refund the outstanding Special Assessment Bond Anticipation Note, Series 2022, and to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023, through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2022	\$ 17,935,000	\$ -	\$ 300,000	\$ 17,635,000	\$ 315,000
Total	\$ 17,935,000	\$ -	\$ 300,000	\$ 17,635,000	\$ 315,000

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 315,000	\$ 907,619	\$ 1,222,619
2027	330,000	893,050	1,223,050
2028	345,000	877,788	1,222,788
2029	365,000	860,969	1,225,969
2030	380,000	843,175	1,223,175
2031-2035	2,215,000	3,914,894	6,129,894
2036-2040	2,860,000	3,288,131	6,148,131
2041-2045	3,705,000	2,470,431	6,175,431
2046-2050	4,810,000	1,390,200	6,200,200
2051-2052	2,310,000	183,488	2,493,488
Total	<u>\$ 17,635,000</u>	<u>\$ 15,629,745</u>	<u>\$ 33,264,745</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general fund and debt service funds include the assessments levied on those lots owned by the Developer.

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$97,000, of which \$97,000 represents unearned revenue.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12– DEVELOPER ADVANCE

The District has an agreement with two developers, Lennar Homes, LLC and D.R. Horton, Inc., to fund a refundable deposit required by the Withlacoochee River Electric Cooperative, Inc. (WREC) for the installation of street lighting infrastructure. The total deposit of \$318,726 was advanced by the developers, with Lennar contributing \$153,674 and Horton contributing \$165,052. These advances are refundable upon reimbursement by WREC and are recorded as a liability on the District's financial statements under "Developer Advances." Repayment to the developers will occur upon receipt of funds from WREC. As of year-end, the advance remained outstanding.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 1,440,045	\$ 1,386,471	\$ (53,574)
Interest	-	2,861	2,861
Developer contributions	-	-	-
Miscellaneous revenue	-	2,275	2,275
Total revenues	1,440,045	1,391,607	(48,438)
EXPENDITURES			
Current:			
General government	249,599	244,636	4,963
Maintenance and operations	1,100,446	990,595	109,851
Parks and recreation	90,000	67,065	22,935
Total expenditures	1,440,045	1,302,296	137,749
Excess (deficiency) of revenues over (under) expenditures	\$ -	89,311	\$ 89,311
Fund balance - beginning		(48,159)	
Fund balance - ending		\$ 41,152	

See notes to required supplementary information

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	\$0
Independent contractor compensation	\$68,302
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: \$1,477.88 - \$1,847.35 Debt service: \$1,276.60 - \$1,595.74
Special assessments collected	\$2,639,412
Outstanding Bonds:	
Series 2022, due May 1, 2052	\$17,635,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Two Rivers North Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Two Rivers North Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 8, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated April 8, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 8, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Two Rivers North Community Development District
Pasco County, Florida

We have examined Two Rivers North Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Two Rivers North Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

April 8, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Two Rivers North Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Two Rivers North Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 8, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 8, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Two Rivers North Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Two Rivers North Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 8, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Observation: The District did not properly record certain entries, as some transactions were incorrectly posted directly to fund balance rather than to the appropriate accounts. As a result, the beginning fund balance did not reconcile and was misstated. This condition required audit adjustments to properly state the fund balance.

Recommendation: The District should strengthen controls over financial reporting, including proper review of transaction postings and verification of beginning balances.

Management Response: Additional review procedures would be implemented to ensure proper transaction recording prior to posting.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

43 **F. Ratification of the Down to Earth Landscape & Irrigation Seasonal Flower**
44 **Change Proposal # 140932**

45 **G. Ratification of the Childers Signal Pool Monitor Service Agreement**

46 **H. Ratification of the North water Signal Pool Monitor Service Agreement**

47

48 **On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor,**
49 **the Consent Agenda, was approved. 5-0**

50

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

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

53

54 **SIXTH ORDER OF BUSINESS** **Staff Reports**

55 **A. District Counsel**

56 **B. District Engineer**

57 **C. District Manager**

58 There being no reports, the next item followed.

59 **i. Community Inspections Report**

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

62

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

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

66

67 **EIGHTH ORDER OF BUSINESS** **Adjournment**

68 There being no further business,

69

70 **On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in**
71 **favor, the meeting was adjourned at 11:03 a.m. 5-0**

72

73

74

75 _____
Jayna Cooper/Rollamay Turkoane

76 District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS	3/24/2026	1665027032426	\$123.69			ACCT #8337 13 062 1665027
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2026	168671	\$7,272.12			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2026	168664	\$6,884.80			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2026	168672	\$17,810.89			LANDSCAPING
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/1/2026	168665	\$7,093.84		\$39,061.65	LANDSCAPING
INFRAMARK LLC	3/1/2026	173059	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	3/1/2026	173059	\$458.33			ADMINISTRATION
INFRAMARK LLC	3/1/2026	173059	\$416.67			ASSESSMENT ROLL
INFRAMARK LLC	3/1/2026	173059	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	3/1/2026	173059	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	3/1/2026	173059	\$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	3/1/2026	173059	\$7,295.83			ONSITE SERVICES-JESENIA PEREZ
INFRAMARK LLC	3/1/2026	173059	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	3/1/2026	173059	\$100.00			RENTAL & LEASES
INFRAMARK LLC	3/1/2026	173059	\$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	3/1/2026	173059	\$200.00	\$13,945.83		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	3/13/2026	173963	\$163.18			MEETING ROOM RENTAL
INFRAMARK LLC	3/13/2026	173963	\$6.66		\$14,115.67	POSTAGE
JAYMAN ENTERPRISES	3/1/2026	4451	\$1,725.00			JANITORIAL MAINTENANCE & DOG STATION - CHILDERS
JAYMAN ENTERPRISES	3/1/2026	4452	\$1,775.00		\$3,500.00	JANITORIAL & DOG STATION MAINTENANCE
SITEX AQUATICS	3/1/2026	10837-B	\$3,010.00			AQUATIC MAINTENANCE
STANTEC CONSULTING SERVICES	2/24/2026	2532481	\$330.75			ENGINEERING SERVICES
STRALEY ROBIN VERICKER	3/18/2026	28020	\$1,548.50			PROFESSIONAL SERVICES
TRUIST - CC	3/9/2026	030926-1013-ACH	\$23.91			REPLACEMENT KEY FOR DOG WASTE STATION-NORTHWATER
TRUIST - CC	3/9/2026	030926-1013-ACH	\$16.99		\$40.90	SECURITY MONITORING
TRULY NOLEN BRANCH 059	2/23/2026	590306149	\$85.00			PEST CONTROL

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 Subtotal			\$61,816.16			
Variable Contract						
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/23/2026	170374	\$1,150.79			Seasonal Flower Change-A2 & Annuals 03/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/23/2026	170373	\$1,150.79		\$2,301.58	Seasonal Flower Change-A1 & Annuals 03/26
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988717-ACH	\$28.28			WATER
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2288838-ACH	\$4,038.21			ELECTRIC
Variable Contract Subtotal			\$6,368.07			
Utilities						
CHARTER COMMUNICATIONS	2/24/2026	1665027022426-ACH	\$115.34			8337 13 062 1665027
CHARTER COMMUNICATIONS	3/7/2026	1669019030726-ACH	\$105.34		\$220.68	8337 13 001 1669019
NEXTERA ENERGY	2/25/2026	34162983	\$11.53			GAS
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23990796-ACH	\$190.89			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23989752-ACH	\$397.94			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988972-ACH	\$390.15			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988728-ACH	\$73.73			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988971-ACH	\$364.07			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988729-ACH	\$23.23			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988723-ACH	\$60.60			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988725-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988721-ACH	\$37.37			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988727-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988726-ACH	\$4.04			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988724-ACH	\$432.28			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988722-ACH	\$21.21			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988720-ACH	\$3.03			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988716-ACH	\$5.05			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988719-ACH	\$1.01			WATER

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988718-ACH	\$4.04			WATER
PASCO COUNTY UTILITIES SERVICE	2/18/2026	23988715-ACH	\$210.08		\$2,224.78	WATER
TECO TAMPA ELECTRIC	2/20/2026	022026-19981-ACH	\$66.75			GAS
TECO TAMPA ELECTRIC	2/23/2026	022326-26184-ACH	\$789.09		\$855.84	GAS
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2338832-ACH	\$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2338828-ACH	\$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2277333-ACH	\$40.69			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2332688-ACH	\$40.48			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2332690-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2332691-ACH	\$447.86			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2277341-ACH	\$40.80			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-228834-ACH	\$4,444.12			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2296250-ACH	\$460.73			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2277327-ACH	\$44.17			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC	3/11/2026	031126-2277332-ACH	\$48.60		\$5,689.63	ELECTRIC
Utilities Subtotal			\$9,002.46			
Regular Services						
CARLOS DE LA OSSA	3/17/2026	CO-031726	\$200.00			BOARD 03/17/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/23/2026	170374	\$2,655.98			Seasonal Flower Change-A2 & Annuals 03/26
GRAU AND ASSOCIATES	3/2/2026	28916	\$1,500.00			AUDIT FYE 09/30/2025
KELLY ANN EVANS	3/17/2026	KE-031726	\$200.00			BOARD 03/17/26
NICHOLAS J. DISTER	3/17/2026	ND-031726	\$200.00			BOARD 03/17/26

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY PROPERTY APPRAISER	3/9/2026	26039	\$150.00			PROPERTY APPRAISER ANNUAL RENEWAL FEE
SCHOOLSTATUS PARENT INC	3/1/2026	INV-SN-1332	\$3,125.00			ANNUAL ADA WEBSITE FEES
STRALEY ROBIN VERICKER	2/28/2026	27980	\$2,902.25			PROFESSIONAL SERVICES
THOMAS R. SPENCE	3/17/2026	TS-031726	\$200.00			BOARD 03/17/26
TRUIST - CC	2/9/2026	020926-1013-ACH	\$219.90			TRUIST CC PURCHASES-OFFICE SUPPLIES
TRUIST - CC	2/9/2026	020926-1013-ACH	\$158.36			REPAIRS & MAINTENANCE-TRUIST CC PURCHASES
TRUIST - CC	2/9/2026	020926-1013-ACH	\$16.99	\$395.25		SECURITY MONITORING
TRUIST - CC	3/9/2026	030926-1013-ACH	\$128.36			FOLDING TABLES
TRUIST - CC	3/9/2026	030926-1013-ACH	\$556.20			CLUBHOUSE CHAIRS
TRUIST - CC	3/9/2026	030926-1013-ACH	\$24.12			OFFICE SUPPLIES
TRUIST - CC	3/9/2026	030926-1013-ACH	\$41.64			SUPPLIES USED TO CLEAN AND MAINTAIN AMENITY FACILITY
TRUIST - CC	3/9/2026	030926-1013-ACH	\$27.74		\$1,173.31	WATERS FOR STAFF AND BATTERIES FOR TRAIL CAM AT CHILDERS
Regular Services Subtotal			\$12,306.54			
Additional Services						
AAC DRYWALL LLC	2/24/2026	138	\$550.00			POOL OFFICE DRYWALL
DOWN TO EARTH LANDSCAPE & IRRIGATION	3/23/2026	170373	\$2,655.98			Seasonal Flower Change-A1 & Annuals 03/26
INFRAMARK LLC	3/13/2026	173963	\$47.74			HOME DEPOT SUPPLIES-FIELD-ARTURO GANDARILLA
KINGS POWER WASHING SERVICE	12/20/2025	1200	\$225.00			JUNK REMOVAL
TWO RIVERS NORTH CDD	3/11/2026	03112026-0311	\$9,583.17			SERIES 2022 FY26 DS
Additional Services Subtotal			\$13,061.89			
TOTAL			\$102,555.12			

March 24, 2026
 Invoice Number: 1665027032426
 Account Number: **8337 13 062 1665027**
 Security Code: **5981**
 Service At: 1990 LANIER RD
 ZEPHYRHILLS FL 33541-8434

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

Summary *Service from 03/24/26 through 04/23/26
 details on following pages*

Previous Balance	115.34
Payments Received	0.00
Past Due Balance - Due Now	\$115.34
Spectrum Business™ Internet	90.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
One-Time Charges	8.95
Taxes, Fees and Charges	4.74
Current Charges Due By 04/10/26	\$123.69
Total Due	\$239.03

NEWS AND INFORMATION

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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.



ACTION REQUIRED: ACCOUNT STATUS DELINQUENT
 Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 24 03252026 NNNNNYNN 01 995749

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

March 24, 2026
TWO RIVERS NORTH CDDA1

Invoice Number: 1665027032426
 Account Number: 8337 13 062 1665027
 Service At: 1990 LANIER RD
 ZEPHYRHILLS FL 33541-8434

Total Due	\$239.03
Amount you are enclosing	\$

Please Remit Payment To:
 CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



Invoice Number: 1665027032426
 Account Number: 8337 13 062 1665027
 Security Code: 5981

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

8633 2390 DY RP 24 03252026 NNNNNYNN 01 995749

Charge Details

Previous Balance	115.34
Past Due Balance - Due Now	\$115.34

Payments received after 03/24/26 will appear on your next bill.

Service from 03/24/26 through 04/23/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00

Your promotional price will expire on 03/23/28

Advanced WiFi	10.00
	\$90.00

Spectrum Business™ Internet Total \$90.00

Spectrum Business™ Voice

Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 03/23/28

	\$20.00
--	----------------

Phone number (813) 406-4034	
	\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

One-Time Charges

Installation	03/11	198.00
Installation Discount	03/11-04/23	-198.00
Late Fee	03/24	8.95
One-Time Charges Total		\$8.95

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
Federal Universal Service Fund	1.53
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.17
Taxes, Fees and Charges Total	\$4.74

Current Charges Due By 04/10/26	\$123.69
Total Due	\$239.03

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.

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

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Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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



Down to Earth Landscape & Irrigation

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



Invoice: #168671

March 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

Two Rivers North CDD A1 Contract (2026)
Estimate # 135177

Invoice Date

3/1/2026

Date Due

4/15/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#135177 - Two Rivers North CDD A1 Contract (2026)				\$7,272.12
LCR003: General Maintenance				\$4,450.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$140.64
LCR003: Additional Amenity Center Services Start 5/31/24				\$1,621.96
Shell Path Increased Services - Start 1/1/26				\$1,059.43

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

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

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

Down to Earth Landscape & Irrigation

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



Invoice: #168664

March 2026

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Two Rivers North CDD - Northwater Contract (2026)
Estimate # 135183

Invoice Date

3/1/2026

Date Due

4/15/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135183 - Two Rivers North CDD - Northwater Contract (2026)				\$6,884.80
LCR003: General Maintenance				\$915.20
LCR003: Common Areas Additional Mowing (Exterior Wall) - Start 8/1/23				\$1,965.60
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00
LCR003: Additional Mowing Behind DRH Sales Model - Start 10/1/23				\$364.00

Billing Questions

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

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

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

Down to Earth Landscape & Irrigation

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



Invoice: #168672

March 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

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

Invoice Date

3/1/2026

Date Due

4/15/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#135181 - Two Rivers North CDD A2 Contract (2026)				\$17,810.89
LCR003: General Maintenance				\$4,569.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$192.84
LCR003: A2 Amenity Addendum - Start 12/4/24				\$5,010.89
LCR003: Shell Paths Addendum - Start 12/4/24				\$588.82
LCR003: Common Areas - Start 1/1/25				\$7,449.25

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtlandscape.com for all other questions or concerns.</p>	To make payment by ACH (electronic check) or credit card , please click the link below. There is no fee for ACH payments, and a 3% processing fee for credit card payments. https://huntington.billeriq.com/ebpp/DownToEarth/	Subtotal	\$17,810.89
		Sales Tax	\$0.00
		Total	\$17,810.89
		Credits/Payments	(\$0.00)
		Balance Due	\$17,810.89

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

Down to Earth Landscape & Irrigation

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



Invoice: #168665

March 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

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

Invoice Date

3/1/2026

Date Due

4/15/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135185 - Two Rivers North CDD - Childers Contract (2026)				\$7,093.84
LCR003: General Maintenance				\$572.00
LCR003: 20 Additional Pond Mows - Start 10/1/23				\$3,640.00
LCR003: NW Corner Addendum - Start 12/4/24				\$2,881.84

Billing Questions

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
173059

DATE
3/1/2026

CUSTOMER ID
C2410

NET TERMS
Due On Receipt

PO#

DUE DATE
3/1/2026

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

Services provided for the Month of: March 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#

173963

DATE

3/13/2026

BILL TO

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

CUSTOMER ID

C2410

NET TERMS

Due On Receipt

PO#**DUE DATE**

3/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 1-23-26 SPRINGHILL SUITES LAND : meeting space: \$163.18. Arturo Gandarilla- 1-2-26 THE HOME DEPOT 8929 : \$47.74	1	Ea	210.92		210.92
Postage	9	Ea	0.74		6.66
Subtotal					217.58

Subtotal	\$217.58
Tax	\$0.00
Total Due	\$217.58

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.

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

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

Date	Invoice #
3/1/2026	4451

Bill To
Two Rivers North CDD Childers 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	February 2026 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
All work is complete!		Total	\$1,725.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Date	Invoice #
3/1/2026	4452

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

Bill To
Two Rivers North CDD Northwater 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	February 2026 Monthly janitorial maintenance.	1,375.00	1,375.00
	Dog station and trash can maintenance	400.00	400.00
All work is complete!		Total	\$1,775.00

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
10837-b	03/01/2026	\$3,010.00	03/31/2026	Net 30	

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

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



INVOICE

Invoice Number 2532481
Invoice Date February 24, 2026
Customer Number 175059
Project Number 238202126

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

EFT/ACH Remit To (Preferred)
 Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eft@stantec.com

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

Project Description: Two Rivers North CDD.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$23,783.50
Authorization Previously Billed:	\$4,322.25
Authorization Budget Remaining:	\$19,130.50
Authorization Billed to Date:	\$4,653.00
Current Invoice Due:	\$330.75
For Period Ending:	February 24, 2026

Email Invoice: InframarkCMS@payableslockbox.com
CC: jayna.cooper@inframark.com

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-09	238202126	2026	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: PREVIOUS PUBLIC FACILITIES REPORT(S) AND MAPPING STATUS	
2026-02-03	238202126	2026	NURSE, VANESSA M	1.50	190.00	285.00	PREPARED PUBLIC FACILITIES REPORT & SENT OUT MAPPING STATUS	
Total subTask 2026				1.75		330.75		
Total Top Task 2026				1.75		330.75		
Total Project 238202126				1.75		330.75		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 18, 2026

Client: 001561

Matter: 000001

Invoice #: 28020

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/2/2026	WAS	PREPARE DRAFT FREEZE PROTECTION ADDENDUM AND COMMUNICATIONS REGARDING PRICING ON THE ADDITIONAL SERVICES.	0.2	\$67.00
2/5/2026	KCH	DISCUSS BGC PROPOSAL TO DNC FOR TWO RIVERS, FLORIDA STATUS WITH C. DE LA OSSA; REVIEW DNC WEBSITE AND QUARTERLY REVIEW LIST.	0.1	\$37.50
2/10/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
2/16/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
2/17/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
2/17/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
2/20/2026	WAS	PREPARE FOR AND ATTEND CDD OPERATIONS MEETING.	0.2	\$67.00
2/20/2026	KCH	PREPARE SIGNAL 88 POOL ATTENDANT SERVICES AGREEMENTS FOR CHILDERS AND NORTHWATER POOLS.	1.8	\$675.00
Total Professional Services			4.1	\$1,548.50

March 18, 2026
Client: 001561
Matter: 000001
Invoice #: 28020

Page: 2

Total Services	\$1,548.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,548.50
Previous Balance		\$2,902.25
PAY THIS AMOUNT		\$4,450.75

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27980	February 28, 2026	\$2,751.00	\$151.25	\$0.00	\$0.00	\$4,450.75
Total Remaining Balance Due						\$4,450.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,450.75	\$0.00	\$0.00	\$0.00



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa



Account summary

Previous balance		\$395.25
Payments & other credits	-	\$395.25
Purchases & other charges	-	\$818.96
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$818.96

Payment information

New balance	\$818.96
Minimum payment due	\$20.00
Payment due date	04/03/26

Credit limit	\$10,000.00
Available credit	\$9,181.04
Available for cash advance	\$0.00
Statement closing date	03/09/2026
Days in billing cycle	28

Questions?

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

Important information

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

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
			TWO RIVERS NORTH CMNTY DEV DISTRICT	
			Account number ending in 1013	
				Total: -\$395.25
				-B

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	1013
Statement closing date	03/09/26
New balance	\$818.96
Minimum payment due	\$20.00
Payment due Date	04/03/26
Amount enclosed	\$

480000562136800000000000000020000000000081896

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

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

**N0006366

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



⑈ 58 10 1 3 5 4 ⑈ ⑈ 56 1 30 1 7 5 6 ⑈ 4 2 6 8 7 1 8 1 0 1 3 ⑈



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Page 3 of 4
Billing cycle 02/10/26 - 03/09/26
Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
02/23	02/23	0626022303877981	PAYMENTS - THANK YOU	-\$395.25

Cardholder activity

Total cardholder new activity: \$818.96

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ				
Account number ending in 8900				Total: \$818.96
02/16	02/18	24226386048020504213490	SAMSLUB.COM 888-746-7726 AR	\$128.36
02/17	02/18	24445006048300352544470	PROPETDISTUBUTORS.COM 423-648-5582 FL	\$23.91
02/17	02/17	24793386048000205711219	Moultrie Birmingham AL	\$16.99
02/18	02/19	24692166049402469579034	AMAZON MKTPL*N98EX45A3 Amzn.com/billWA	\$556.20
02/19	02/19	24692166050402864664163	AMAZON MKTPL*8R9Y031A3 Amzn.com/billWA	\$24.12
02/27	03/01	24943016059010182584669	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$41.64
03/03	03/04	24445006063400110057623	WM SUPERCENTER #706 ZEPHYRHILLS FL	\$27.74

Interest charge calculation

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

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

(V) = Variable Rate
(D) = Daily, (M) = Monthly

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Set up automatic payments

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



Feb 16, 2026

Order 10396508194



Curbside pickup items(2)

Wesley Chapel Sam's Club

27727 STATE ROAD 56

Wesley Chapel, FL 33544

Date

Lifetime 6-Foot Fold-In-Half Table

Qty 2

\$119.96

Subtotal

\$119.96

Pickup fee


Free

Sales tax

\$8.40

Total

\$128.36

 *8900

\$128.36

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available

Your ProPet Distributors Order Confirmation (#1440)

From ProPet Distributors <info@propetdistributors.com>

Date Tue 2/17/2026 4:29 PM

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

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

This Message Is From an External Sender

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

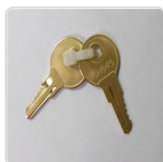


Thanks for your order

Order #1440

Ship to

15138 21st Street, Dade City , Florida, 33523, US



Replacement Keys for DOGIPOT
Branded Dispensers

1102
\$7.95

Qty: 1 \$7.95

Subtotal:	\$7.95
Shipping:	\$14.40
Tax:	\$1.56

Grand total: \$23.91
Payment method: Credit Card
Shipping method: Ship by weight for \$14.40

Billing Address

Jesenia Perez
INFRAMARK
2005 PAN AM CIR
STE 300
TAMPA, FLORIDA 33607
UNITED STATES
3524678439

[Check order status](#)



ProPet Distributors
propetdistributors.com

[Go shopping](#)

Moultrie Mobile

Receipt

+1 844-908-1219

Invoice number
Date paid
Payment method

INV15735407
February 17, 2026
*****8900

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

\$16.99 paid on February 17, 2026

Charge Summary

Description	Qty	Unit Price	Amount
Charge for Unlimited plan for service period 02/17/2026-03/16/2026	1	\$16.99	\$16.99
		Subtotal	\$16.99
		Tax	\$0.00
		Invoice Total	\$16.99

Payments, Other Charges and Credits

Date	Number	Type	Description	Applied Amount
02/17/2026	P-15104705	Payment		(\$16.99)
			Invoice Balance	\$0.00

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

INV15735407 – 1 of 1

Order Summary

Order placed February 18, 2026 Order # 113-2536992-8538601

Ship to Jessy Perez 15138 21ST ST DADE CITY, FL 33523-2201 United States	Payment method Visa ending in 8900 View related transactions	Order Summary Item(s) Subtotal: \$519.80 Shipping & Handling: \$0.00 Total before tax: \$519.80 Estimated tax to be collected: \$36.40 Grand Total: \$556.20
---	---	---

Delivered February 20



Nazhura 350 Weight Limit Heavy Duty Plastic Folding Chair with Reinforced Steel Frame for Indoor and Outdoor, Wedding, Party, Restaurant, Meeting Room, Patio and Garden (White, 6 Pack)

Sold by: PEARSONS1979

Supplied by: Other

Return or replace items: Eligible through March 22, 2026
\$129.95

Order Summary

Order placed February 18, 2026 Order # 113-7620126-5554646

Ship to Jessy Perez 15138 21ST ST DADE CITY, FL 33523-2201 United States	Payment method Visa ending in 8900 View related transactions	Order Summary Item(s) Subtotal: \$22.55 Shipping & Handling: \$0.00 Total before tax: \$22.55 Estimated tax to be collected: \$1.57 Grand Total: \$24.12
---	---	---

Delivered February 20

Package was left in a secure location



ZZTX 3 Pack Staple Remover Staple Puller Removal Tool for Home, School, Office (Pink, Blue, Purple)

Sold by: ZZTX

Return or replace items: Eligible through March 22, 2026

\$6.99



Cambridge Spiral Notebook, College Ruled Paper, 8-1/2" x 11", 70 Sheets, Top Bound, Navy (59882)

Sold by: Amazon.com

Supplied by: Other

Return or replace items: Eligible through March 22, 2026

\$7.78



How doers
get more done.

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

8929 00062 40618 02/27/26 08:25 AM
SALE CASHIER SARA

037000946816 FRPLUGDOWNY <A>	10.97
FBRZ 2CT DOWNY APRIL FRESH PISO	
030772185520 MRCLEANFRESH <A>	14.98
MR CLEAN APC UNSTOPPABLES 99OZ	
071736020303 TORNADOMOP <A>	12.97
LIBMAN TORNADO MOP	

SUBTOTAL	38.92
SALES TAX	2.72
TOTAL	\$41.64

XXXXXXXXXXXX8900 VISA USD\$ 41.64
 AUTH CODE 03278G/8629753 TA
 Chip Read
 AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK
8929 02/27/26 08:25 AM



8929 62 40618 02/27/2026 5395

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/28/2026

Give us feedback @ survey.walmart.com
Thank you! ID #:7WR6717N1KV

Walmart *

WM Supercenter
813-782-1957 Mgr. TBD
7631 GALL BLVD
ZEPHYRHILLS FL 33541
ST# 00706 OP# 009001 TE# 01 TR# 01981

ITEMS SOLD 2
TC# 9777 7123 5952 2650 9500



PL16.9-35PK 068274669310 F 5.87 N
DUR ALK AA24 041333051650 21.87 N

SUBTOTAL 27.74
TOTAL 27.74
VISA TEND 27.74
CHANGE DUE 0.00

VISA CREDIT- 8900 I 1 APPR#08918G
27.74 TOTAL PURCHASE
REF # U001nM235917
TRANS ID - 356062490047106
VALIDATION - NX7S
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 21969596
*No Signature Required
03/03/26 08:36:43



Get free delivery
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with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
03/03/26 08:36:53

Your ProPet Distributors Order Confirmation (#1440)

From ProPet Distributors <info@propetdistributors.com>

Date Tue 2/17/2026 4:29 PM

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

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

This Message Is From an External Sender

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

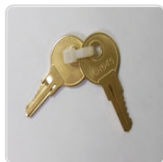


Thanks for your order

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\$7.95

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Billing Address

Jesenia Perez
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2005 PAN AM CIR
STE 300
TAMPA, FLORIDA 33607
UNITED STATES
3524678439

[Check order status](#)



ProPet Distributors
propetdistributors.com

[Go shopping](#)

Moultrie Mobile

Receipt

+1 844-908-1219

Invoice number
Date paid
Payment method

INV15735407
February 17, 2026
*****8900

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

\$16.99 paid on February 17, 2026

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		Invoice Total	\$16.99

Payments, Other Charges and Credits

Date	Number	Type	Description	Applied Amount
02/17/2026	P-15104705	Payment		(\$16.99)
			Invoice Balance	\$0.00

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

INV15735407 – 1 of 1

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Supplied by: Other

Return or replace items: Eligible through March 22, 2026
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Order placed February 18, 2026 Order # 113-7620126-5554646

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\$6.99



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\$7.78



How doers
get more done.

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

8929 00062 40618 02/27/26 08:25 AM
SALE CASHIER SARA

037000946816	FRPLUGDOWNY <A>	10.97
	FBRZ 2CT DOWNY APRIL FRESH PISO	
030772185520	MRCLEANFRESH <A>	14.98
	MR CLEAN APC UNSTOPPABLES 99OZ	
071736020303	TORNADOMOP <A>	12.97
	LIBMAN TORNADO MOP	

SUBTOTAL	38.92
SALES TAX	2.72
TOTAL	\$41.64

XXXXXXXXXXXX8900 VISA
USD\$ 41.64
AUTH CODE 03278G/8629753 TA
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK
8929 02/27/26 08:25 AM



8929 62 40618 02/27/2026 5395

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/28/2026

Give us feedback @ survey.walmart.com
Thank you! ID #:7WR6717N1KV

Walmart *

WM Supercenter
813-782-1957 Mgr. TBD
7631 GALL BLVD
ZEPHYRHILLS FL 33541
ST# 00706 OP# 009001 TE# 01 TR# 01981

ITEMS SOLD 2
TC# 9777 7123 5952 2650 9500



PL16.9-35PK 068274669310 F 5.87 N
DUR ALK AA24 041333051650 21.87 N

SUBTOTAL 27.74
TOTAL 27.74
VISA TEND 27.74
CHANGE DUE 0.00

VISA CREDIT- 8900 I 1 APPR#08918G
27.74 TOTAL PURCHASE
REF # U001nM235917
TRANS ID - 356062490047106
VALIDATION - NX7S
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 21969596
*No Signature Required
03/03/26 08:36:43



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Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
03/03/26 08:36:53



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

Inspection Report

INVOICE #: 590306149

WORK DATE: 02/23/2026

BILL-TO 59026713

Two Rivers North CDD
 Jayna Cooper
 2689 Widewater Wy
 A2
 Zephyrhills, FL 33541

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

LOCATION 59026713

Two Rivers North CDD
 Jayna Cooper
 2689 Widewater Wy
 A2
 Zephyrhills, FL 33541

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

Time In: 02/23/2026 04:27:00 PM
Time Out: 02/23/2026 04:56:00 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker

License #: FL - JE363017

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

TECHNICIANS

Sherwin Parker

License #:
 FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish
 Thank you for allowing Truly Nolen services. I'm treated the exterior perimeter with liquid and Weber treatment thank you again and take care

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

PRODUCTS APPLICATION SUMMARY

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

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Web Out.		Exempt	10.5000%	10.5000	Thyme Oil: Lemongrass Oil: Citronella: Sodium Lauryl Sulfate	2.0000 Fluid Ounce	0.0156 Gallon
Target Pests: Spider							

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

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.

Down to Earth Landscape & Irrigation

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



Invoice: #170374

March 2026

Customer

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

Property / Project Address

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

Wesley Chapel, FL 33544

Project/Job

Seasonal flower change.
Estimate # 140934

Invoice Date

3/23/2026

Date Due

4/7/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#140934 - Seasonal flower change.				\$3,806.77
<ul style="list-style-type: none"> 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 entrance 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.

LCE025: Tree/Plant Installation				\$3,806.77
Site Prep, Removal, & Disposal (E) (Labor)				\$750.00
Blue Daze "Blue My Mind" Installed (E) (Kit)	1 Gallon Plant	12.00	\$13.51	\$162.15
Croton Mammy Installed (E) (Kit)	3 Gallon Plant	8.00	\$29.83	\$238.64
Annuals 4-4.5" - installed (E) (Kit)	4"	800.00	\$3.32	\$2655.98

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

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

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

Subtotal	\$3,806.77
Sales Tax	\$0.00
Total	\$3,806.77
Credits/Payments	(\$0.00)
Balance Due	\$3,806.77

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



Down to Earth Landscape & Irrigation

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

Estimate: #140934

Customer Address

Inframark
Angie Grunwald
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
angie.grunwald@inframark.com

Billing Address

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

Physical Job Address

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

Job

Seasonal flower change.

Estimated Job Start Date

February 27, 2026

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
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 entrance. 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
Down to Earth

02/17/2026
Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane
1F3BE9E795D0415...

2/24/2026
Date
Inframark

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: #170373

March 2026

Customer

Two Rivers North CDD A1
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

Seasonal flower change.
Estimate # 140932

Invoice Date

3/23/2026

Date Due

4/7/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#140932 - Seasonal flower change.				\$3,806.77
<ul style="list-style-type: none"> 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 entrance 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.

LCE025: Tree/Plant Installation				\$3,806.77
Site Prep, Removal, & Disposal (E) (Labor)				\$750.00
Blue Daze "Blue My Mind" Installed (E) (Kit)	1 Gallon Plant	12.00	\$13.51	\$162.15
Croton Mammy Installed (E) (Kit)	3 Gallon Plant	8.00	\$29.83	\$238.64
Annuals 4-4.5" - installed (E) (Kit)	4"	800.00	\$3.32	\$2655.98

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

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

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

Subtotal	\$3,806.77
Sales Tax	\$0.00
Total	\$3,806.77
Credits/Payments	(\$0.00)
Balance Due	\$3,806.77



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

Seasonal flower change.

Estimated Job Start Date

February 27, 2026

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
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 entrance. 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
Down to Earth

02/17/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane
1E3BE9E795D0415...

2/24/2026

Inframark

Date

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



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

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

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



4273 0 1

14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 23988717

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	1/6/2026	1348	2/4/2026	1376	29	28

Usage History

	Reclaimed
February 2026	28
January 2026	31
December 2025	24
November 2025	34
October 2025	24
September 2025	26
August 2025	20
July 2025	64
June 2025	168
May 2025	78
April 2025	62
March 2025	47

Transactions

Previous Bill	31.31
Payment 02/09/26	-31.31 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	28 Thousand Gals X \$1.01
	28.28
Total Current Transactions	28.28
TOTAL BALANCE DUE	\$28.28



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

FEB 23 2026

Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	28.28

Total Balance Due	\$28.28
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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

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

78 015304650120056062398871730000028288

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

Bill Date **03/11/2026**
 Amount Due **4,038.21**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



2 0 1 5 8 4 8 9

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

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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

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

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

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

DO NOT PAY
 Total amount will be electronically transferred on or after 03/27/2026.

February 24, 2026
 Invoice Number: 1665027022426
 Account Number: **8337 13 062 1665027**
 Security Code: **5981**
 Service At: 1990 LANIER RD
 ZEPHYRHILLS FL 33541-8434

Contact Us

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

Summary *Service from 02/24/26 through 03/23/26
 details on following pages.*

Previous Balance	99.99
Payments Received -Thank You!	-199.98
Adjustments	99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	15.00
Taxes, Fees and Charges	0.35
Current Charges	\$115.34
Total Due by 03/13/26	\$115.34

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.

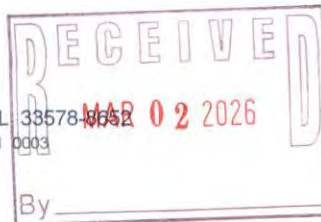


Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-3652
 8633 2390 DY RP 24 02252026 NNNNNYNN 01 000771 0003

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



February 24, 2026
TWO RIVERS NORTH CDDA1
 Invoice Number: 1665027022426
 Account Number: 8337 13 062 1665027
 Service At: 1990 LANIER RD
 ZEPHYRHILLS FL 33541-8434

Total Due by 03/13/26 **\$115.34**
 Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



Invoice Number: 1665027022426
 Account Number: 8337 13 062 1665027
 Security Code: 5981

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

8633 2390 DY RP 24 02252026 NNNNNYNN 01 000771 0003

Charge Details

Previous Balance		99.99
EFT Payment	02/11	-99.99
One-time EFT Payment	02/20	-99.99

Payments received after 02/24/26 will appear on your next bill.

Adjustments

Rc1690859393-eft_ret	02/11	99.99
Rc1690859393-eft_ret	02/18	25.00
Billing Adjustment	02/20	-25.00
Adjustments Total		\$99.99

Remaining Balance **\$0.00**

Service from 02/24/26 through 03/23/26

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	10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$15.00

Taxes, Fees and Charges

State and Local Sales Tax	0.35
Taxes, Fees and Charges Total	\$0.35

Current Charges **\$115.34**

Total Due by 03/13/26 **\$115.34**

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.

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

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

- It's Easy - No more checks, stamps or trips to the post office
- It's Secure - Powerful technology keeps your information safe
- It's Flexible - Use your checking, savings, debit or credit card
- It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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



March 7, 2026
 Invoice Number: 1669019030726
 Account Number: **8337 13 001 1669019**
 Security Code: **4366**
 Service At: 2689 WIDEWATER WAY
 CONSTRUCTION TRAILER
 ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

Contact Us

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

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.



Summary

*Service from 03/07/26 through 04/06/26
 details on following pages*

Previous Balance	105.34
Payments Received -Thank You!	-105.34
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Other Charges	5.00
Taxes, Fees and Charges	0.35
Current Charges	\$105.34
<i>YOUR AUTO PAY WILL BE PROCESSED 03/24/26</i>	
Total Due by Auto Pay	\$105.34

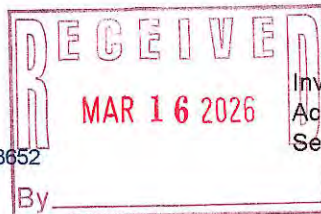
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 07 03082026 NNNNNNNN 01 000753 0003

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



March 7, 2026
TWO RIVERS NORTH A2
 Invoice Number: 1669019030726
 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





Invoice Number: 1669019030726
 Account Number: 8337 13 001 1669019
 Security Code: 4366

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

8633 2390 DY RP 07 03082026 NNNNNNNN 01 000753 0003

Charge Details

Previous Balance		105.34
EFT Payment	02/24	-105.34
Remaining Balance		\$0.00

Payments received after 03/07/26 will appear on your next bill.
 Service from 03/07/26 through 04/06/26

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

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

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



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



www.nexteraenergyservices.com



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



Invoice - Account Summary

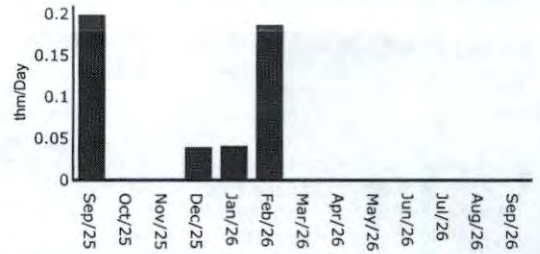
Account No.	36461333
Amount Due (If paid by due date)	\$17.44
Due Date	03/18/2026

Account summary (see second page for details)

Invoice date: Feb 25 2026, Invoice No: 34162983

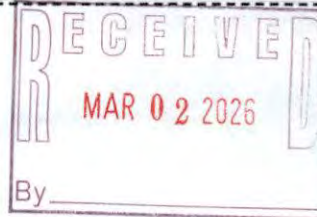
Opening Balance	\$5.91
Balance Forward - see previous invoice for due date	\$5.91
Gas charges (please see over for details)	\$11.53
Total Current Charges	\$11.53
Total Amount Due	\$17.44
1.5% Late Payment Penalty (if paid after 03/18/2026)	\$0.17
Total Amount Due with Late Payment Penalty (if paid after due date)	\$17.61

Your Average Daily Billed Usage



This period billed usage: 6 thm
Previous 13 months billed usage: 21 thm

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



Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36461333	34162983	\$17.44	03/18/2026	\$

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

0364613333 4 00001744

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	01/17/2026 - 02/17/2026	Actual	0	6	1	5.8
Total Usage						5.8

Gas Charges and Taxes	Billing Period: 01/17/2026 - 02/17/2026	Units	Rate \$	Total \$
Customer Service Fee				\$5.00
Monthly Variable Rate		3.08	1.456800	\$4.49
Monthly Variable Rate		2.72	0.750000	\$2.04
Total Gas Charges and Taxes				\$11.53

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.



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4284 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35738 LOCKMAN WAY RECLAIM**

Bill Number: 23990796

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	1/6/2026	1647	2/4/2026	1836	29	189

Usage History

Reclaimed

February 2026	189
January 2026	191
December 2025	166
November 2025	157
October 2025	145
September 2025	151
August 2025	134
July 2025	111
June 2025	97
May 2025	72
April 2025	72
March 2025	86

Transactions

Previous Bill	192.91
Payment 02/09/26	-192.91 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	189 Thousand Gals X \$1.01 190.89
Total Current Transactions	190.89
TOTAL BALANCE DUE	\$190.89



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Account #	1291525
Customer #	01530465
Balance Forward	0.00
Current Transactions	190.89

Total Balance Due	\$190.89
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
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TWO RIVERS NORTH CDD

Service Address: **1920 WEBBSTONE WAY**

Bill Number: 23989752

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	1/6/2026	5582	2/4/2026	5976	29	394

Usage History

	Reclaimed
February 2026	394
January 2026	410
December 2025	289
November 2025	335
October 2025	491
September 2025	170
August 2025	134
July 2025	427
June 2025	409
May 2025	184
April 2025	187
March 2025	502

Transactions

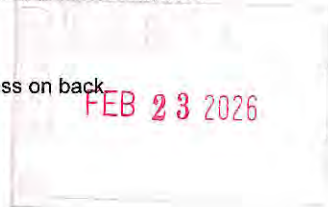
Previous Bill	414.10
Payment 02/09/26	-141.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	394 Thousand Gals X \$1.01 397.94
Total Current Transactions	397.94
TOTAL BALANCE DUE	\$397.94



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Account # 1255145
 Customer # 01547338
 Balance Forward 0.00
 Current Transactions 397.94

Total Balance Due	\$397.94
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH CDD
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TWO RIVERS NORTH CDD

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

Bill Number: 23988972

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	1/6/2026	1250	2/4/2026	1262	29	12
Irrig Potable	232051302	1/6/2026	405	2/4/2026	413	29	8

Usage History

Month	Water	
February 2026	12	8
January 2026	38	10
December 2025	20	7
November 2025	14	10
October 2025	13	7
September 2025	7	7
August 2025	13	5
July 2025	12	25
June 2025	13	75
May 2025	22	33
April 2025	13	23
March 2025	11	17

Transactions

Previous Bill	640.97
Payment 02/09/26	-640.97 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	12.0 Thousand Gals X \$2.18 = 26.16
Sewer	
Sewer Base Charge	163.47
Sewer Charges	12.0 Thousand Gals X \$7.20 = 86.40
Irrigation	
Water Base Charge	22.37
Water Tier 1	8.0 Thousand Gals X \$3.47 = 27.76
Total Current Transactions	390.15
TOTAL BALANCE DUE	\$390.15



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Account #	1218160
Customer #	01547338
Balance Forward	0.00
Current Transactions	390.15

Total Balance Due	\$390.15
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH CDD
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TWO RIVERS NORTH CDD

Service Address: **35370 SUNFLOWER HILL DR 1 INCH RECLAIM**

Bill Number: 23988728

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	1/6/2026	589	2/4/2026	662	29	73

Usage History

Reclaimed

February 2026	73
January 2026	55
December 2025	15
November 2025	9
October 2025	4
September 2025	6
August 2025	5
July 2025	19
June 2025	36
May 2025	46
April 2025	48
March 2025	52

Transactions

Previous Bill	55.55
Payment 02/09/26	-55.55 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	73 Thousand Gals X \$1.01
	73.73
Total Current Transactions	73.73
TOTAL BALANCE DUE	\$73.73



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Account #	1200790
Customer #	01547338
Balance Forward	0.00
Current Transactions	73.73

Total Balance Due	\$73.73
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH CDD
 2005 PAN AM CIRCLE 300
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23988971

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	1/6/2026	520	2/4/2026	527	29	7
Irrig Potable	232051286	1/6/2026	616	2/4/2026	630	29	14

Usage History

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

Transactions

Previous Bill	317.55
Payment 02/09/26	-317.55 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	7.0 Thousand Gals X \$2.18 = 15.26
Sewer	
Sewer Base Charge	163.47
Sewer Charges	7.0 Thousand Gals X \$7.20 = 50.40
Irrigation	
Water Base Charge	22.37
Water Tier 1	14.0 Thousand Gals X \$3.47 = 48.58
Total Current Transactions	364.07
TOTAL BALANCE DUE	\$364.07



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Account # 1218150
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 364.07

Total Balance Due	\$364.07
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 23988729

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	1/6/2026	719	2/4/2026	742	29	23

Usage History

Reclaimed

February 2026	23
January 2026	25
December 2025	27
November 2025	25
October 2025	16
September 2025	10
August 2025	9
July 2025	27
June 2025	42
May 2025	35
April 2025	41
March 2025	49

Transactions

Previous Bill	25.25
Payment 02/09/26	-25.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$1.01
	23.23
Total Current Transactions	23.23
TOTAL BALANCE DUE	\$23.23



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Account #	1200810
Customer #	01530465
Balance Forward	0.00
Current Transactions	23.23

Total Balance Due	\$23.23
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH CDD

Service Address: **35820 SUNFLOWER HILL DR 1 INCH RECLAIM #1**

Bill Number: 23988723

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	1/6/2026	830	2/4/2026	890	29	60

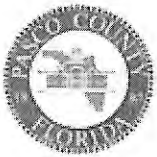
Usage History

Reclaimed

February 2026	60
January 2026	61
December 2025	62
November 2025	61
October 2025	20
September 2025	16
August 2025	16
July 2025	14
June 2025	26
May 2025	28
April 2025	8
March 2025	18

Transactions

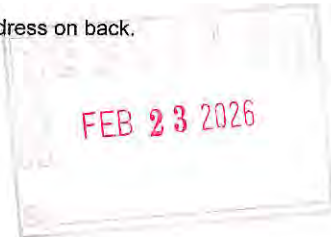
Previous Bill	61.61	
Payment 02/09/26	-61.61 CR	
Balance Forward	0.00	
Current Transactions		
Reclaimed		
Reclaimed	60 Thousand Gals X \$1.01	60.60
Total Current Transactions		60.60
TOTAL BALANCE DUE		\$60.60



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Account # 1200705
 Customer # 01541320
 Balance Forward 0.00
 Current Transactions 60.60

Total Balance Due	\$60.60
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH CDD
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TWO RIVERS NORTH CDD

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

Bill Number: 23988725

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	1/6/2026	298	2/4/2026	301	29	3

Usage History

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

Transactions

Previous Bill	3.03
Payment 02/09/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
	3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03



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Account # 1200775
 Customer # 01547338
 Balance Forward 0.00
 Current Transactions 3.03

Total Balance Due	\$3.03
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH CDD
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 23988721

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	1/6/2026	1408	2/4/2026	1445	29	37

Usage History

Reclaimed

February 2026	37
January 2026	52
December 2025	72
November 2025	38
October 2025	0
September 2025	0
August 2025	0
July 2025	1
June 2025	5
May 2025	82
April 2025	99
March 2025	63

Transactions

Previous Bill	52.52
Payment 02/09/26	-52.52 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	37 Thousand Gals X \$1.01
	37.37
Total Current Transactions	37.37
TOTAL BALANCE DUE	\$37.37



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Account #	1200660
Customer #	01530465
Balance Forward	0.00
Current Transactions	37.37

Total Balance Due	\$37.37
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2903 GARDINER LANE RECLAIM**

Bill Number: 23988727

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	1/6/2026	226	2/4/2026	229	29	3

Usage History

	Reclaimed
February 2026	3
January 2026	4
December 2025	4
November 2025	3
October 2025	2
September 2025	1
August 2025	1
July 2025	16
June 2025	35
May 2025	21
April 2025	23
March 2025	23

Transactions

Previous Bill	4.04
Payment 02/09/26	-4.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
	3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03



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Account # 1200805
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 3.03

Total Balance Due	\$3.03
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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 2005 PAN AM CIRCLE 300
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
 Service Address: **35301 SUNFLOWER HILL DR 1 INCH RECLAIM**
 Bill Number: 23988726
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	1/6/2026	176	2/4/2026	180	29	4

Usage History

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

Transactions

Previous Bill	3.03
Payment 02/09/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01
	4.04
Total Current Transactions	4.04
TOTAL BALANCE DUE	\$4.04



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Account # 1200785
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 4.04

Total Balance Due	\$4.04
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2574 WIDEWATER WAY 2" INCH RECLAIM #2**
 Bill Number: 23988724
 Billing Date: 2/18/2026
 Billing Period: 1/12/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	1/12/2026	10184	2/4/2026	10612	23	428

Usage History

	Reclaimed
February 2026	428
January 2026	893
December 2025	305
November 2025	274
October 2025	316
September 2025	136
August 2025	6
July 2025	493
June 2025	288
May 2025	488
April 2025	592
March 2025	0

Transactions

Previous Bill	901.93
Payment 02/09/26	-901.93 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	428 Thousand Gals X \$1.01
	432.28
Total Current Transactions	432.28
TOTAL BALANCE DUE	\$432.28



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FEB 23 2026

Account # 1200710
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 432.28

Total Balance Due	\$432.28
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN 1. 5 INCH RECLAIM**
 Bill Number: 23988722
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	1/6/2026	695	2/4/2026	716	29	21

Usage History

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

Transactions

Previous Bill	22.22
Payment 02/09/26	-22.22 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	21 Thousand Gals X \$1.01
Total Current Transactions	21.21
TOTAL BALANCE DUE	\$21.21



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Account # 1200690
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 21.21

Total Balance Due	\$21.21
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**
 Bill Number: 23988720
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	1/6/2026	438	2/4/2026	441	29	3

Usage History
 Reclaimed

February 2026	3
January 2026	4
December 2025	3
November 2025	4
October 2025	3
September 2025	4
August 2025	3
July 2025	5
June 2025	6
May 2025	6
April 2025	6
March 2025	6

Transactions

Previous Bill	4.04
Payment 02/09/26	-4.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03



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

Total Balance Due	\$3.03
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 23988716

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	1/6/2026	322	2/4/2026	327	29	5

Usage History
 Reclaimed

February 2026	5
January 2026	12
December 2025	9
November 2025	3
October 2025	2
September 2025	14
August 2025	9
July 2025	10
June 2025	12
May 2025	11
April 2025	12
March 2025	9

Transactions

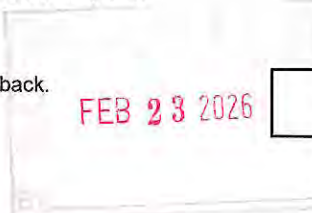
Previous Bill	12.12
Payment 02/09/26	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$1.01
	5.05
Total Current Transactions	5.05
TOTAL BALANCE DUE	\$5.05



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Account #	1200555
Customer #	01530465
Balance Forward	0.00
Current Transactions	5.05

Total Balance Due	\$5.05
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34643 KIRCHER DR RECLAIM**

Bill Number: 23988719

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199315	1/6/2026	30	2/4/2026	31	29	1

Usage History

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

Transactions

Current Transactions		
Reclaimed		
Reclaimed	1 Thousand Gals X \$1.01	1.01
Total Current Transactions		1.01
TOTAL BALANCE DUE		\$1.01

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Account # 1200650
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 1.01

Total Balance Due	\$1.01
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 23988718

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	1/6/2026	724	2/4/2026	728	29	4

Usage History
 Reclaimed

February 2026	4
January 2026	7
December 2025	5
November 2025	6
October 2025	6
September 2025	5
August 2025	7
July 2025	11
June 2025	28
May 2025	27
April 2025	34
March 2025	23

Transactions

Previous Bill	7.07
Payment 02/09/26	-7.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01
Total Current Transactions	4.04
TOTAL BALANCE DUE	\$4.04



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Account # 1200615
 Customer # 01530465
 Balance Forward 0.00
 Current Transactions 4.04

Total Balance Due	\$4.04
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY 1.5 INCH RECLAIM**
 Bill Number: 23988715
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	1/6/2026	8947	2/4/2026	9155	29	208

Usage History

	Reclaimed
February 2026	208
January 2026	227
December 2025	258
November 2025	428
October 2025	315
September 2025	207
August 2025	103
July 2025	174
June 2025	339
May 2025	298
April 2025	251
March 2025	136

Transactions

Previous Bill	229.27
Payment 02/09/26	-229.27 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	208 Thousand Gals X \$1.01 210.08
Total Current Transactions	210.08
TOTAL BALANCE DUE	\$210.08



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FEB 23 2026

Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	210.08
Total Balance Due	\$210.08
Due Date	3/9/2026

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

The Total Due will be electronically transferred on 03/09/2026.

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103
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TWO RIVERS NORTH COMMUNITY DEV DISTRICT
 2689 WIDEWATER WY
 ZEPHYRHILLS, FL 33541

Statement Date: February 20, 2026

Amount Due: \$66.75

Due Date: March 13, 2026

Account #: 221009319981

DO NOT PAY. Your account will be drafted on March 13, 2026

Account Summary

Current Service Period: January 17, 2026 - February 17, 2026	
Previous Amount Due	\$63.77
Payment(s) Received Since Last Statement	-\$63.77
Current Month's Charges	\$66.75
Amount Due by March 13, 2026	\$66.75

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 **100% higher** than the same period last year.



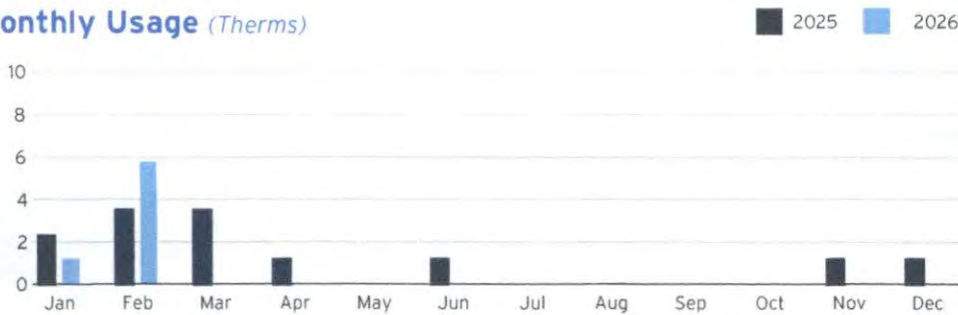
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Monthly Usage (Therms)



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

Account #: 221009319981

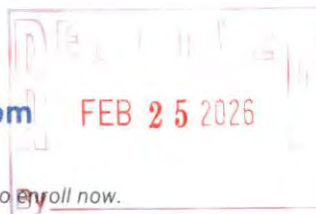
Due Date: March 13, 2026



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Amount Due: \$66.75

Payment Amount: \$ _____

620520410478

Your account will be drafted on March 13, 2026



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 P.O. BOX 31318
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 Please write your account number on the memo line of your check.

00005931-0013213-Page 1 of 4



Service For:
 2689 WIDEWATER WY
 ZEPHYRHILLS, FL 33541

Account #: 221009319981
Statement Date: February 20, 2026
Charges Due: March 13, 2026

Meter Read

Service Period: Jan 17, 2026 - Feb 17, 2026

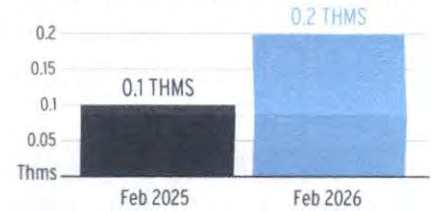
Rate Schedule: Small General Service - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15823	02/17/2026	137	132	5 CCF	1.042	1.1168	5.8 Therms	32 Days

Charge Details

Natural Gas Charges		
Customer Charge		\$63.00
Distribution Charge	5.8 THMS @ \$0.58434	\$3.39
Swing Service Charge	5.8 THMS @ \$0.03270	\$0.19
Florida Gross Receipts Tax		\$0.17
Natural Gas Service Cost		\$66.75

Avg THMS Used Per Day



Total Current Month's Charges \$66.75

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

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- 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 not deliver 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.

00005831-0013213-Page 2 of 4



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

Statement Date: February 23, 2026

Amount Due: \$789.09

Due Date: March 16, 2026

Account #: 221009326184

DO NOT PAY. Your account will be drafted on March 16, 2026

Account Summary

Current Service Period: January 17, 2026 - February 17, 2026	
Previous Amount Due	\$339.87
Payment(s) Received Since Last Statement	-\$339.87
Current Month's Charges	\$789.09
Amount Due by March 16, 2026	\$789.09

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 **168% higher** than it was in your previous period.



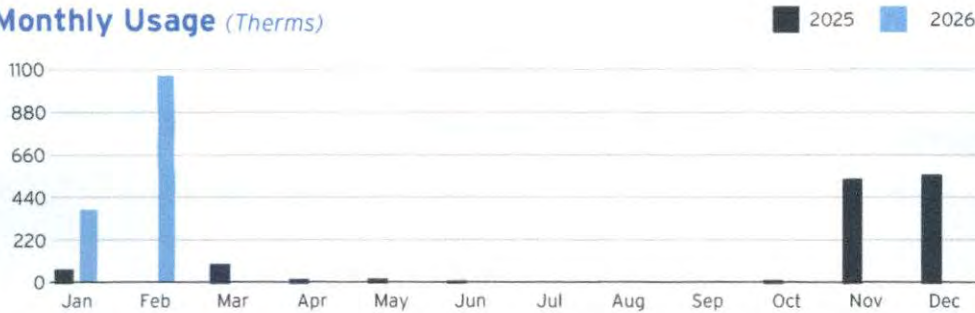
Scan here to view your account online.

Get rebates on natural gas equipment

- Cooking
- Water heating
- Drying
- Air conditioning (Gas heat pump)

Learn more at PeoplesGas.com/BizRebates

Monthly Usage (Therms)



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



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

Account #: 221009326184

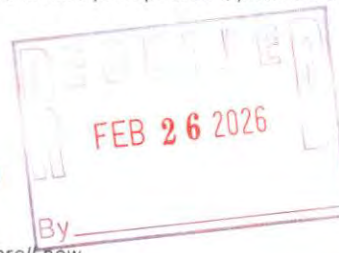
Due Date: March 16, 2026



Pay your bill online at PeoplesGas.com

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

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



Amount Due: \$789.09

Payment Amount: \$ _____

600000855878

Your account will be drafted on March 16, 2026

00000210 FTECO102232623201010 00000 02 00000000 7051 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.

00000210-0000502-Page 1 of 4



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

Account #: 221009326184
Statement Date: February 23, 2026
Charges Due: March 16, 2026

Meter Read

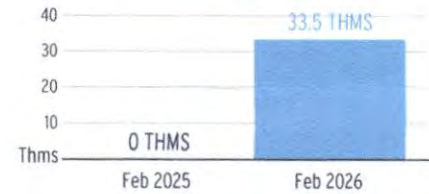
Service Period: Jan 17, 2026 - Feb 17, 2026

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	02/17/2026	2,324	1,404	920 CCF	1.042	1.1168	1,070.6 Therms	32 Days

Charge Details

Avg THMS Used Per Day



Natural Gas Charges		
Customer Charge		\$63.00
Distribution Charge	1,070.6 THMS @ \$0.58434	\$625.59
Swing Service Charge	1,070.6 THMS @ \$0.03270	\$35.01
Florida Gross Receipts Tax		\$30.49
Natural Gas Service Cost		\$754.09

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

Total Current Month's Charges \$789.09

00000210-0000502-Page 2 of 4

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

Ways To Pay Your Bill

- Bank Draft**
 Visit PeoplesGas.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at PeoplesGas.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- 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**
- All Other Correspondences:**
 Peoples Gas
 P.O. Box 111
 Tampa, FL 33601-0111

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

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

Bill Date **03/11/2026**
 Amount Due **40.69**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
From	To			Multiplier	Dem. Reading	kWh Used
Date	Reading	Date	Reading			
02/06	71	03/06	76			5

Comparative Usage Information

Period	Days	Average kWh Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	35	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



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Customer Charge 39.16
 Energy Charge 5 KWH @ 0.06090 0.30
 Fuel Adjustment 5 KWH @ 0.04200 0.21
 FL Gross Receipts Tax 1.02
 Total Current Charges 40.69
 Total Due E.F.T. 40.69

DO NOT PAY
 Total amount will be electronically transferred on or after 03/27/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

District: OP07

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 03/27/2026	
TOTAL CHARGES DUE	40.69
DO NOT PAY	

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

Bill Date **03/11/2026**
 Amount Due **40.69**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
02/06	52	03/06	57				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	22	0

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

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 **40.69** E.F.T.



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DO NOT PAY

Total amount will be electronically transferred on or after 03/27/2026.

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

Bill Date **03/11/2026**
 Amount Due **40.69**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
02/06	116	03/06	121				5		

Comparative Usage Information
Average kWh

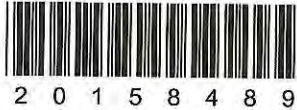
Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 2025	29	0

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 **40.69**
 Payment **40.69CR**
 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 **40.69** E. F. T.



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DO NOT PAY

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

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after 03/27/2026	
TOTAL CHARGES DUE	40.69
DO NOT PAY	

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

Bill Date **03/11/2026**
 Amount Due **40.48**
 Current Charges Due **04/07/2026**

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	To			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/06	55	03/06	58				3

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 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 3 KWH @ 0.06090 0.18
 Fuel Adjustment 3 KWH @ 0.04200 0.13
 FL Gross Receipts Tax 1.01

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



2 0 1 5 8 4 8 9

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DO NOT PAY

Total amount will be electronically transferred on or after 03/27/2026.

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

Bill Date **03/11/2026**
 Amount Due **40.80**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	Date		To	Date		Multiplier	kWh Used
Date	Reading		Date	Reading			
02/06	29294		03/06	29300			6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 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



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Customer Charge 39.16
 Energy Charge 6 KWH @ 0.06090 0.37
 Fuel Adjustment 6 KWH @ 0.04200 0.25
 FL Gross Receipts Tax 1.02
 Total Current Charges 40.80
 Total Due E.F.T. 40.80

DO NOT PAY
 Total amount will be electronically transferred on or after 03/27/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

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 03/27/2026
TOTAL CHARGES DUE 40.80
DO NOT PAY

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

Bill Date **03/11/2026**
 Amount Due **447.86**
 Current Charges Due **04/07/2026**

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		To	Date		Multiplier	kWh Used
Date	Reading		Date	Reading			
02/06	92540		03/06	96403			3863

Comparative Usage Information

Period	Days	Average kWh Per Day
Mar 2026	28	138
Feb 2026	29	158
Mar 2025	29	171

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 **525.11**
 Payment **525.11CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 3,863 KWH @ 0.06090 **235.26**
 Fuel Adjustment 3,863 KWH @ 0.04200 **162.25**
 FL Gross Receipts Tax **11.19**

Total Current Charges **447.86**
 Total Due **447.86** E.F.T.



2 0 1 5 8 4 8 9

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DO NOT PAY

Total amount will be electronically transferred on or after 03/27/2026.

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

Bill Date **03/11/2026**
 Amount Due **40.80**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/06	156	03/06	162				6

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	0
Feb 2026	29	0
Mar 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 40.69
 Payment 40.69CR
 Balance Forward 0.00

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

Total Current Charges 40.80
 Total Due E.F.T. 40.80



2 0 1 5 8 4 8 9

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DO NOT PAY

Total amount will be electronically transferred on or after 03/27/2026.

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

Bill Date **03/11/2026**
Amount Due **4,444.12**
Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
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 4,444.12
Payment 4,444.12CR
Balance Forward 0.00

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

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

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

DO NOT PAY
Total amount will be electronically transferred on or after 03/27/2026.



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

Bill Date **03/11/2026**
 Amount Due **460.73**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
From	To	Date	Reading	Multiplier	Dem. Reading	kWh Used
02/06	03/06	90371	94356			3985

Comparative Usage Information
Average kWh

Period	Days	Per Day
Mar 2026	28	142
Feb 2026	29	177
Mar 2025	29	119

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 580.62
 Payment 580.62CR
 Balance Forward 0.00



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Customer Charge 39.16
 Energy Charge 3,985 KWH @ 0.06090 242.69
 Fuel Adjustment 3,985 KWH @ 0.04200 167.37
 FL Gross Receipts Tax 11.51
 Total Current Charges 460.73
 Total Due E.F.T. 460.73

DO NOT PAY
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

District: OP07

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **03/27/2026**
TOTAL CHARGES DUE 460.73
DO NOT PAY

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

Bill Date **03/11/2026**
 Amount Due **44.17**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
02/06	1256	03/06	1294				38		

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	1
Feb 2026	29	1
Mar 2025	29	4

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 44.59
Payment 44.59CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 38 KWH @ 0.06090 2.31
Fuel Adjustment 38 KWH @ 0.04200 1.60
FL Gross Receipts Tax 1.10

Total Current Charges 44.17
Total Due E.F.T. 44.17



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.

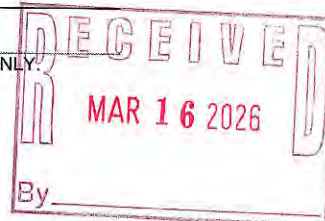
*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

DO NOT PAY

Total amount will be electronically transferred on or after 03/27/2026.

Bill Date: 03/11/2026

Use above space for address change ONLY.



District: OP07



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

Electronic Funds Transfer on or after 03/27/2026
TOTAL CHARGES DUE 44.17
DO NOT PAY

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

Bill Date **03/11/2026**
 Amount Due **48.60**
 Current Charges Due **04/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
02/06	1671	03/06	1751				80		

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	28	3
Feb 2026	29	3
Mar 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 49.34
 Payment 49.34CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 80 KWH @ 0.06090 4.87
 Fuel Adjustment 80 KWH @ 0.04200 3.36
 FL Gross Receipts Tax 1.21

Total Current Charges 48.60
 Total Due E.F.T. 48.60



2 0 1 5 8 4 8 9

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Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: March 17, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

3-17-26
Date

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

REVISED 3/17/2026 11:03

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28916
Date 03/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: March 17, 2026

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3-17-26
Date

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REVISED 3/17/2026 11:03

Attendance Confirmation

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BOARD OF SUPERVISORS

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Jayna Cooper
District Manager Signature

3-17-26
Date

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

REVISED 3/17/2026 11:03

INVOICE



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26039
Due Date: 4/9/2026

Billed To:
Two Rivers North
C/O Inframark
Brian Lamb
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION	AMOUNT
Two Rivers North Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 28, 2026

Client: 001561

Matter: 000001

Invoice #: 27980

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/5/2026	KCH	REVIEW REDLINE FROM SCHOOL NOW AND REVISE SERVICES AGREEMENT WITH SAME.	0.5	\$187.50
1/8/2026	JMV	REVIEW FIRE INCIDENT VIDEO AND REPORT.	0.3	\$121.50
1/8/2026	KCH	REVIEW FIRE DEPARTMENT REPORT FOR CHILDERS BRUSH FIRE.	0.3	\$112.50
1/12/2026	CAW	PREPARE COST SHARING AGREEMENT FOR COMMERCIAL PARCEL TO BE RE-RECORDED.	0.4	\$150.00
1/12/2026	MS	RECEIVE AND PROCESS COST SHARE AGREEMENT FOR RE-RECORDING.	0.3	\$58.50
1/13/2026	MS	REVIEW CLIENT FILE AND PULL ORDINANCE, NOTICE OF ESTABLISHMENT, AND ANY AMENDMENTS TO THE SAME; PREPARE DROPBOX FILE FOR THE SAME; UPDATE INDEX OF DOCUMENTS FOR DROPBOX.	0.3	\$58.50
1/13/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
1/16/2026	MS	REVIEW PLAT MAPS AND DEEDS TO CONFIRM IF COMMON AREA TRACTS HAVE BEEN CONVEYED TO THE DISTRICT.	1.5	\$292.50
1/19/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEEITNG.	0.4	\$162.00
1/19/2026	MS	REVIEW PLATS AND DEEDS TO MAKE SURE ALL PUMP STATIONS HAVE BEEN DEEDED OVER TO COUNTY.	0.5	\$97.50
1/20/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; TELEPHONE CALL WITH C. DE LA OSSA.	0.9	\$364.50
1/20/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00

SERVICES

Date	Person	Description of Services	Hours	Amount
1/26/2026	WAS	REVIEW CURRENT LANDSCAPE AGREEMENT AND ADDENDUMS IN PREPARATION FOR NEW ADDENDUM TO ADDRESS MEASURES FOR FREEZING TEMPERATURES.	0.2	\$67.00
1/26/2026	MS	REVIEW CLIENT FILE AND COMPILE ALL LANDSCAPE AGREEMENT AND ADDENDUMS IN PREPARATION TO PREPARE ADDENDUM TO ACCOUNT FOR FREEZING TEMPERATURES; REVIEW AGENDAS TO CONFIRM IF ADDENDUMS HAVE BEEN RATIFIED.	0.5	\$97.50
1/27/2026	JMV	REVIEW EMAIL FROM J. COOPER; REVIEW PROPOSED CONTRACT ADDENDUM.	0.3	\$121.50
1/27/2026	WAS	COMMUNICATIONS WITH DISTRICT MANAGEMENT STAFF REGARDING EXECUTED LANDSCAPE MAINTENANCE AGREEMENT.	0.2	\$67.00
1/27/2026	MS	REVIEW CLIENT FILE TO CONFIRM IF ALL PLATS AND RECORDED DEEDS CONVEYING TRACTS TO DISTRICT ARE IN SYSTEM; PULL ALL PLATS AND DEEDS CONVEYING COMMON AREA TRACTS FROM OFFICIAL RECORDS.	0.6	\$117.00
1/28/2026	WAS	REVIEW STATUS OF CONVEYANCES TO DISTRICT.	0.2	\$67.00
1/28/2026	MS	RECEIVE AND PROCESS EXECUTED LANDSCAPE AGREEMENTS AND ADDENDUMS; REVIEW SAME FOR ANY LANGUAGE PERTAINING TO FREEZING TEMPERATURE PROCEDURES AND ANTI-HUMAN TRAFFICKING; REVIEW STATUS OF COMMON AREA TRACT CONVEYANCE WITH DISTRICT ATTORNEY.	1.2	\$234.00
Total Professional Services			9.6	\$2,751.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/14/2026	Simplefile E-Recording- Filing Fee- E-Filing	\$151.25
Total Disbursements		\$151.25

February 28, 2026
Client: 001561
Matter: 000001
Invoice #: 27980

Page: 3

Total Services	\$2,751.00	
Total Disbursements	\$151.25	
Total Current Charges		\$2,902.25
Previous Balance		\$3,316.65
<i>Less Payments</i>		<i>(\$3,316.65)</i>
PAY THIS AMOUNT		\$2,902.25

Please Include Invoice Number on all Correspondence

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: March 17, 2026

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1 Carlos de la Ossa	x	\$200.00
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4 Nick Dister	x	\$200.00

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

Approved for payment:

Jayna Cooper
District Manager Signature

3-17-26
Date

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

REVISED 3/17/2026 11:03



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Account summary

Table with 2 columns: Description and Amount. Rows include Previous balance (\$528.00), Payments & other credits (- \$528.00), Purchases & other charges (- \$395.25), Balance transfers (+ \$0.00), Cash advances (+ \$0.00), Interest charged (+ \$0.00), Fees charged (+ \$0.00), and New balance (\$395.25).

Table with 2 columns: Description and Amount. Rows include Credit limit (\$10,000.00), Available credit (\$9,604.75), Available for cash advance (\$0.00), Statement closing date (02/09/2026), and Days in billing cycle (31).

Questions?

Options for contacting support: Visit (truist.com), Call (844-4TRUIST), International collect (910-914-8250), and Write (TRUIST CARD SERVICES).

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle.

Organization account activity

Table with 5 columns: Tran date, Post date, Reference number, Transaction description, and Amount. Shows a transaction for TWO RIVERS NORTH CMNTY DEV DISTRICT with a total amount of -\$528.00.

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

4800005621368000000000000020000000000039525

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

**N0004128



⑈ 58 10 1 3 78 ⑈ ⑆ 56 1 30 1 7 5 6 ⑆ 4 1 2 9 8 7 1 8 1 0 1 3 ⑈

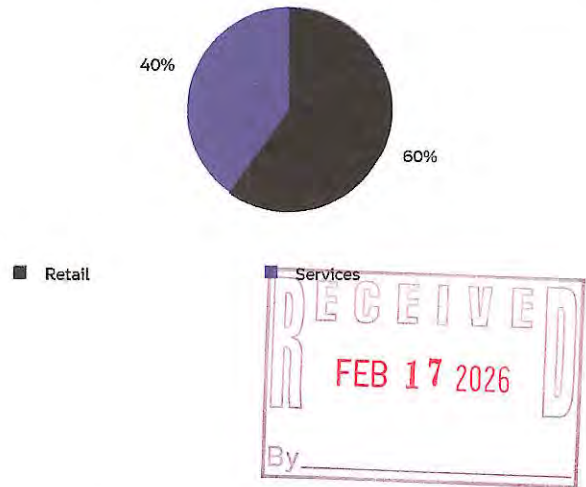


Page 1 of 4
Billing cycle 01/10/26 - 02/09/26
Account number ending in 1013

Payment information

Table with 2 columns: Description and Amount. Rows include New balance (\$395.25), Minimum payment due (\$20.00), and Payment due date (03/06/26).

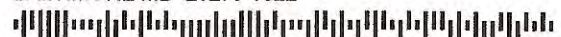
Spending this cycle



Summary table for account ending in 1013. Rows include Statement closing date (02/09/26), New balance (\$395.25), Minimum payment due (\$20.00), Payment due Date (03/06/26), and Amount enclosed (\$).

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622





TWO RIVERS NORTH CMNTY DEV DISTRICT

Billing cycle 01/10/26 - 02/09/26
Account number ending in 1013

Business Visa

Important contact details

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

Address Change? Call us at 844-487-8478

Making payments

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

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

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

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

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

Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

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

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

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

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

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

In your letter, give us the following information:

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

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

Sharing of information

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

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43730400 - 004128 - 0001 - 0002 - 2



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Page 3 of 4

Billing cycle 01/10/26 - 02/09/26

Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
01/23	01/23	0626012303562509	PAYMENTS - THANK YOU	-\$528.00

Cardholder activity

Total cardholder new activity: \$395.25

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ				
Account number ending in 8900				Total: \$395.25
01/10	01/11	24445006011400115318411	WM SUPERCENTER #706 ZEPHYRHILLS FL	\$129.47
01/17	01/18	24793386017000905582214	Moultrie 844-908-1219 844-9081219 AL	\$16.99
01/28	01/29	24692166028105397699361	SQ *KEYS & BREEZE LLC gosq.com FL	\$158.36
01/28	01/29	24055226029630504313327	MINUTEKEY BOULDER CO	\$18.19
01/28	01/29	24055226029630504313368	MINUTEKEY BOULDER CO	\$16.05
01/28	01/30	24943016029010181171838	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$56.19

Interest charge calculation

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

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

(V) = Variable Rate

(D) = Daily, (M) = Monthly

Go paperless.

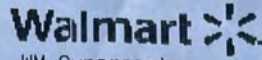
Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

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



Give us feedback @ survey.walmart.com
Thank you! ID #:7WQK597N23Y



WM Supercenter
813-782-1957 Mgr. TBD
7631 GALL BLVD
ZEPHYRHILLS FL 33541
ST# 00706 OP# 002869 TE# 27 TR# 02511

ITEMS SOLD 2
TC# 7798 8877 2988 0019 4195 1



PRODUCT SERIAL # 49.112P.FNFHNB6
KEE GEN 2 SF 611247404900 49.00 X
H3 0.9 SS 190873013420 72.00 X

SUBTOTAL 121.00
TAX1 7.0000 % 8.47
TOTAL 129.47

VISA TEND 129.47
CHANGE DUE 0.00

VISA CREDIT- 8900 I 1 APPR#03650G
129.47 TOTAL PURCHASE
REF # U761p9656382
TRANS ID - 386010758350780
VALIDATION - 5G5L
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 55485670
*No Signature Required
01/10/26 16:03:54



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
01/10/26 16:03:57

Moultrie Mobile

Receipt

+1 844-908-1219

Invoice number
Date paid
Payment method

INV15318792
January 17, 2026
*****8900

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

\$16.99 paid on January 17, 2026

Charge Summary

Description	Qty	Unit Price	Amount
Charge for Unlimited plan for service period 01/17/2026-02/16/2026	1	\$16.99	\$16.99
		Subtotal	\$16.99
		Tax	\$0.00
		Invoice Total	\$16.99

Payments, Other Charges and Credits

Date	Number	Type	Description	Applied Amount
01/17/2026	P-14663315	Payment		(\$16.99)
			Invoice Balance	\$0.00

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

INV15318792 – 1 of 1

Receipt from Keys & Breeze LLC #tQPF

From Keys & Breeze LLC <messenger@messaging.squareup.com>

Date Wed 1/28/2026 11:12 AM

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

This Message Is From an External Sender

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



Keys & Breeze LLC



Let Keys & Breeze LLC know how your experience was

\$158.36

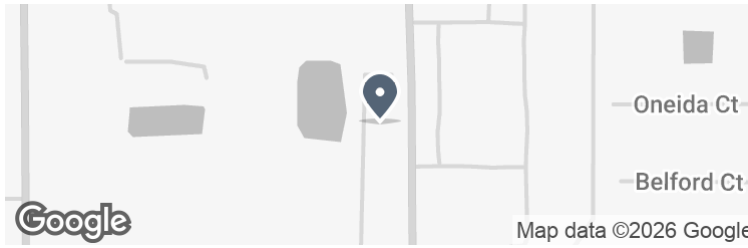
Custom Amount	\$99.00
---------------	---------

NAME : Jesenia Perez Childers ADDRESS:
1990 Lanier Rd Zephyrhills FL 33544
SERVICES PROVIDED: Commercial Door
Lockout

Custom Amount	\$49.00
---------------	---------


SERVICE CALL FEE: ZEPHYRHILLS, FL

Purchase Subtotal	\$148.00
Sales Tax (7%)	\$10.36
Total	\$158.36



Keys & Breeze LLC
4845 Allen Rd
ZEPHYRHILLS, FL 33541
[\(813\) 727-2600](tel:(813)727-2600)



Visa 8900 (Keyed) Jan 28 2026 at 11:12 AM
 #tQPF
Auth code: 08757G

Jesenia Perez (352) 467-8439
Jesenia.perez@inframark.com

Run your own business?
Start using Square and process \$1,000 in
sales for free.

[Get Started with Square](#)



Receipt Settings

[Not your receipt?](#) [Manage preferences](#)
[Report message to Square](#)

Oakland, CA 94612

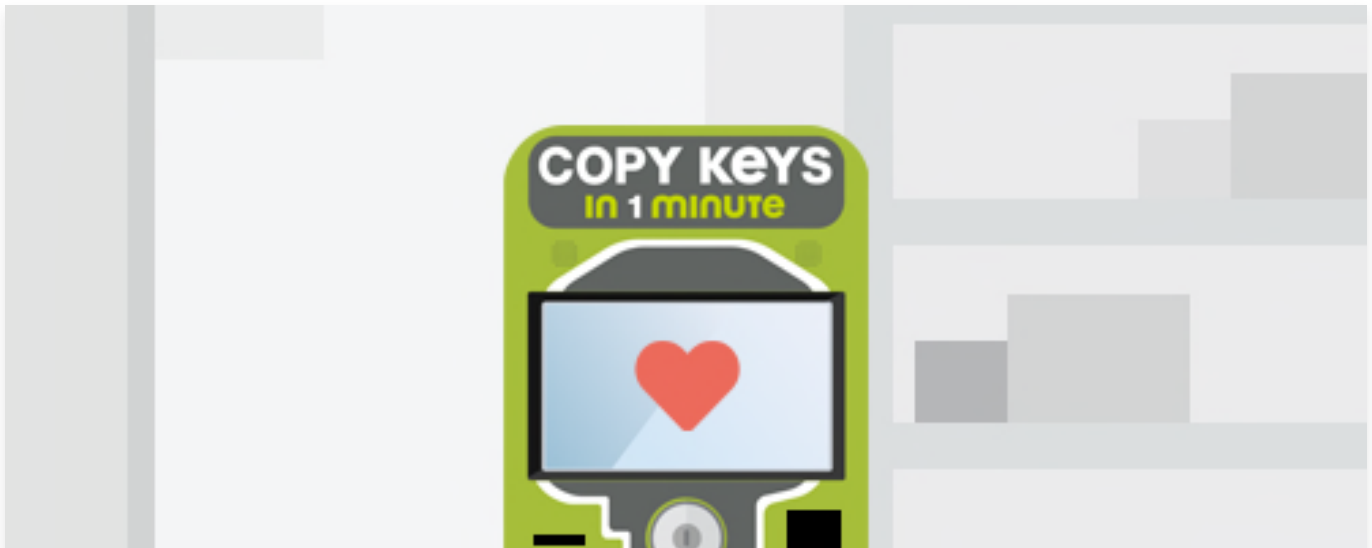
Minute Key Receipt

From Minute Key <info@minutekey.com>
Date Wed 1/28/2026 2:04 PM
To Perez, Jesenia <jesenia.perez@inframark.com>

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

This Message Is From an External Sender

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



YOUR JANUARY 28, 2026 ORDER:

3x	Brass Key	\$15.00
1x	Brass Key	Free
Subtotal		\$15.00
Tax		\$1.05
Total		\$16.05

Payment Method: Visa *8900



plant 1 tree when you buy 2 NFF keys

YOU CAN HELP

We have partnered with the National Forest Foundation to support our environment. Minute Key is planting one tree for every two National Forest Foundation keys purchased!

FIND NEAR YOU!

Need to find a Minute Key kiosk?
Visit our kiosk finder

Transaction: KGVMQSLQXN **Kiosk:** K13940

Your key is guaranteed to be accurate.

If there's an issue, please [contact us](#), visit minutekey.com, or call 702-930-3757.

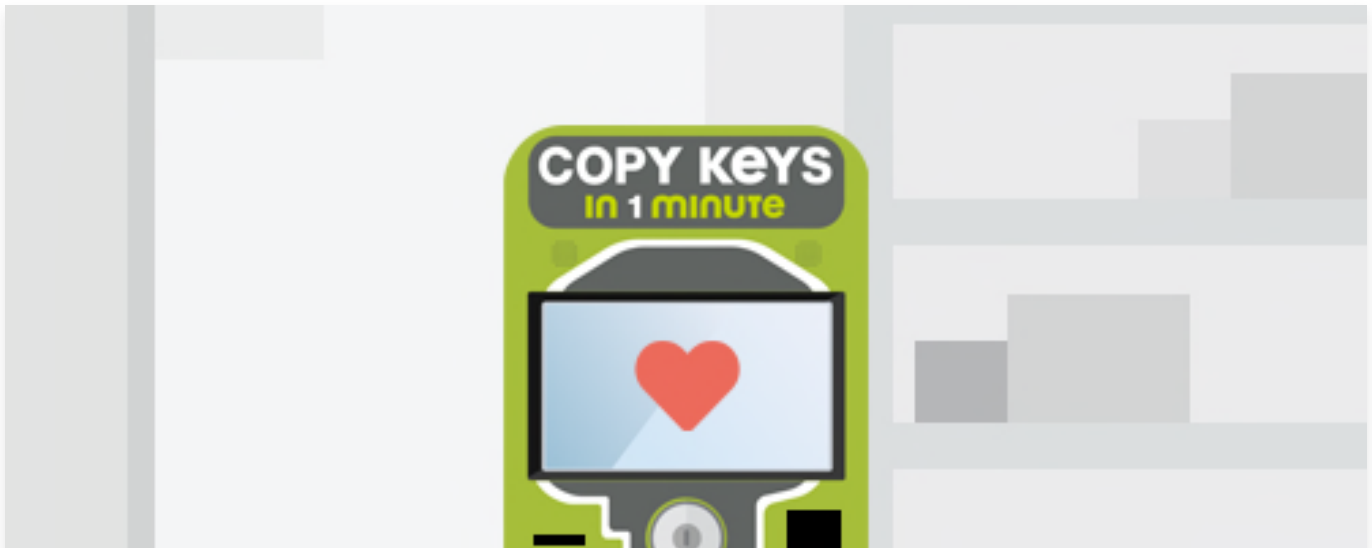
Minute Key Receipt

From Minute Key <info@minutekey.com>
Date Wed 1/28/2026 1:53 PM
To Perez, Jesenia <jesenia.perez@inframark.com>

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

This Message Is From an External Sender

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



YOUR JANUARY 28, 2026 ORDER:

2x	Pink Ultralite Key	\$12.00
1x	Brass Key	\$5.00
1x	Brass Key	Free
Subtotal		\$17.00
Tax		\$1.19
Total		\$18.19

Payment Method: Visa *8900



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We have partnered with the National Forest Foundation to support our environment. Minute Key is planting one tree for every two National Forest Foundation keys purchased!

FIND NEAR YOU!

Need to find a Minute Key kiosk?
Visit our kiosk finder

Transaction: KKT77MJH4P **Kiosk:** K13940

Your key is guaranteed to be accurate.

If there's an issue, please [contact us](#), visit minutekey.com, or call 702-930-3757.



How doers
get more done.

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

8929 00062 45906 01/28/26 02:07 PM
SALE SELF CHECKOUT

008236649901 KEY TAGS <A> 9.97
1-1/4" PAPER KEY TAGS W/RING
071649188268 KEY SAFE <A> 42.54
ML PUSH BUTTON PORTABLE LOCK BOX

SUBTOTAL 52.51
SALES TAX 3.68
TOTAL \$56.19

XXXXXXXXXXXX8900 VISA USD\$ 56.19

AUTH CODE 02943G/8624731 TA

Contactless

AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK



8929 62 45906 01/28/2026 4826

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	04/28/2026

AAC Drywall

8132706627

William
3012 Drum Rd.
Zephyrhills, Fl.
33541

Bill To

Invoice Num

138

Two Rivers North CDD

Date

Feb 24, 2026

2005 Pan Am Circle, Suite 300

Due Date

Mar 3, 2026

Tampa, Fl

33607

Description	Quantity	Rate	Amount
Drywall repair in pool office. Includes painting	1	\$550.00	\$550.00

Material Included

SUBTOTAL:

\$550.00

TOTAL:

\$550.00

PAID:

\$0.00

BALANCE DUE

\$550.00

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

Invoice 1200



BILL TO
 Northwater At Two Rivers
 2005 Pan Am Cir
 Tampa FL 33607

DATE 12/20/2025	PLEASE PAY \$225.00	DUE DATE 01/19/2026
--------------------	-------------------------------	------------------------

Two Rivers North

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Junk removal	Sofa and mattress were removed from the front entrance of the property.		225.00	225.00

SUBTOTAL	225.00
TAX	0.00
TOTAL	225.00

TOTAL DUE \$225.00

THANK YOU.

Dec 19, 2025 at 12:58:42 PM
SR-56 W
Zephyrhills FL 33541
United States



Dec 19, 2025 at 12:59:16 PM
36109 Sunflower Hill Dr
Zephyrhills FL 33541
United States



TWO RIVERS NORTH CDD
DISTRICT CHECK REQUEST

Today's Date 3/11/2026

Payable To Two Rivers North CDD

Total Check Amount \$9,583.17

Check Amount \$9,583.17

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	98.01%
Net Total	2,628,044.78	100.00%	100.00%	

204

Date Received	Amount Received	53.65%	46.35%	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue				
11/5/2025	121.98	121.98	-	-	TRNOR11052025 11/11/2025	1538	Interest
11/5/2025	1,951.21	1,046.90	904.31	-	TRNOR11052025 11/11/2025	1538	
11/6/2025	12,107.00	6,495.86	5,611.14	-	Ck #21130 - 10/27/25 11/11/2025	1538	Excess
11/7/2025	0.03	0.03	-	-	TRNOR11072025 11/11/2025	1538	Interest
11/13/2025	62,193.85	33,369.32	28,824.53	-	TRNOR11132025 11/17/2025	1532	
11/15/2025	44,053.98	23,636.61	20,417.37	-	TRNOR11152025 11/24/2025	1538	
11/25/2025	30,449.07	16,337.06	14,112.01	-	TRNOR11252025 12/05/2025	1548	
12/4/2025	2,268,133.15	1,216,938.15	1,051,195.00	-	TRNOR12042025 12/05/2025	1548	
12/11/2025	58,306.75	31,283.75	27,023.00	-	TRNOR12112025 12/15/2025	1550	
12/17/2025	38,377.03	20,590.71	17,786.32	-	TRNOR12172025 12/18/2025	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 02/10/2026	1579	
3/11/2026	20,677.32	11,094.15	9,583.17	-	TRNOR03112026 03/11/2026		
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
TOTAL	2,589,934.60	1,389,653.19	1,200,281.41				
Net Total on Roll	2,628,044.78	\$ 1,410,044.18	\$ 1,218,000.60				
Collection Surplus / (Deficit)	(52,322.36)	(28,072.90)	(24,249.46)				

*Two Rivers East
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



TWO RIVERS EAST

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 459,083	\$ -	\$ -	\$ -	\$ -	\$ 459,083
Accounts Receivable - Off-Roll	341,994	510,175	-	-	-	852,169
Investments:						
Acq. & Const. (Offsite Project)	-	-	160	-	-	160
Acquisition & Construction Account	-	-	970	-	-	970
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	1,506,782	-	-	-	1,506,782
Deposits - Electric	306,191	-	-	-	-	306,191
Deposits - Water	4,247	-	-	-	-	4,247
Utility Deposits	8,671	-	-	-	-	8,671
Fixed Assets						
Construction Work In Process	-	-	-	23,933,645	-	23,933,645
Amount Avail In Debt Services	-	-	-	-	3,867,203	3,867,203
Amount To Be Provided	-	-	-	-	21,667,797	21,667,797
TOTAL ASSETS	\$ 1,120,186	\$ 3,867,204	\$ 1,130	\$ 23,933,645	\$ 25,535,000	\$ 54,457,165
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
TOTAL LIABILITIES	302,848	-	-	-	25,535,000	25,837,848

TWO RIVERS EAST

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	3,867,204	-	-	-	3,867,204
Capital Projects	-	-	1,130	-	-	1,130
Unassigned:	817,338	-	-	23,933,645	-	24,750,983
TOTAL FUND BALANCES	817,338	3,867,204	1,130	23,933,645	-	28,619,317
TOTAL LIABILITIES & FUND BALANCES	\$ 1,120,186	\$ 3,867,204	\$ 1,130	\$ 23,933,645	\$ 25,535,000	\$ 54,457,165

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,189	\$ 3,189	0.00%
Special Assmnts- Tax Collector	-	773,763	773,763	0.00%
Special Assmnts- CDD Collected	-	344,087	344,087	0.00%
Developer Estimated Contribution	1,240,326	-	(1,240,326)	0.00%
Other Miscellaneous Revenues	-	418	418	0.00%
TOTAL REVENUES	1,240,326	1,121,457	(118,869)	90.42%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,000	6,000	50.00%
Construction Accounting	6,000	1,750	4,250	29.17%
ProfServ - Dissemination Agent/Reporting	5,000	4,000	1,000	80.00%
ProfServ - Field Management	12,000	6,000	6,000	50.00%
ProfServ - Info Technology	600	300	300	50.00%
ProfServ - Recording Secretary	2,400	1,200	1,200	50.00%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	13,796	16,204	45.99%
District Engineer	12,500	1,313	11,187	10.50%
ProfServ - Administration	4,500	1,875	2,625	41.67%
ProfServ - District Management	25,000	12,500	12,500	50.00%
ProfServ - Accounting Services	9,000	5,750	3,250	63.89%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Postage, Phone, Faxes, Copies	500	48	452	9.60%
ProfServ - Rental and Leases	600	431	169	71.83%
General Liability	3,718	3,532	186	95.00%
Public Officials Insurance	2,633	2,480	153	94.19%
Property & Casualty Insurance	10,000	-	10,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	2,109	(1,109)	210.90%
Bank Fees	100	1,633	(1,533)	1633.00%
ProfServ - Financial/Revenue Collections	5,000	2,500	2,500	50.00%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	975	225	81.25%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	161,526	74,479	87,047	46.11%
<u>Utility Services</u>				
Electric Utility Services	85,000	1,661	83,339	1.95%
Street Lights	190,000	16,071	173,929	8.46%
Water/Waste	2,400	20,881	(18,481)	870.04%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Internet	900	-	900	0.00%
Total Utility Services	278,300	38,613	239,687	13.87%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	212,672	317,328	40.13%
Aquatics - Contract	28,500	13,086	15,414	45.92%
Debris Cleanup	9,000	-	9,000	0.00%
Landscape - Irrigation R&M	20,000	1,368	18,632	6.84%
Landscaping - Annuals	12,500	-	12,500	0.00%
Landscaping - Mulch	35,000	-	35,000	0.00%
Landscaping - Plant Replacement Program	30,000	-	30,000	0.00%
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Misc Contingency	20,000	400	19,600	2.00%
Total Other Physical Environment	729,000	227,526	501,474	31.21%
<u>Parks and Recreation</u>				
Janitorial - Contract	9,000	-	9,000	0.00%
Pool Maintenance - Contract	10,000	-	10,000	0.00%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	-	20,000	0.00%
Security Monitoring Services	3,000	-	3,000	0.00%
Amenity R&M	2,500	1,200	1,300	48.00%
Entrance Monuments & Walls R&M	10,000	-	10,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	1,000	571	429	57.10%
Pool Treatments & Other R&M	1,500	-	1,500	0.00%
Access Control R&M	2,500	-	2,500	0.00%
Key Card Distribution	1,200	-	1,200	0.00%
Special Events	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,200	-	1,200	0.00%
Amenity Furniture R&M	2,000	-	2,000	0.00%
Total Parks and Recreation	71,500	1,771	69,729	2.48%
TOTAL EXPENDITURES	1,240,326	342,389	897,937	27.60%
Excess (deficiency) of revenues Over (under) expenditures	-	779,068	779,068	0.00%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	200	200	0.00%
TOTAL FINANCING SOURCES (USES)	-	200	200	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 779,268</u>	<u>\$ 779,268</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		38,070		
FUND BALANCE, ENDING		<u>\$ 817,338</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 52,482	\$ 52,482	0.00%
Special Assmnts- Tax Collector	-	1,154,477	1,154,477	0.00%
Special Assmnts- CDD Collected	1,847,375	614,895	(1,232,480)	33.28%
TOTAL REVENUES	1,847,375	1,821,854	(25,521)	98.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	733,441	723,934	50.33%
Total Debt Service	1,847,375	733,441	1,113,934	39.70%
TOTAL EXPENDITURES	1,847,375	733,441	1,113,934	39.70%
Excess (deficiency) of revenues Over (under) expenditures	-	1,088,413	1,088,413	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(200)	(200)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(200)	(200)	0.00%
Net change in fund balance	\$ -	\$ 1,088,213	\$ 1,088,213	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,778,991		
FUND BALANCE, ENDING		\$ 3,867,204		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20	\$ 20	0.00%
TOTAL REVENUES	-	20	20	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	20	20	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,110		
FUND BALANCE, ENDING		\$ 1,130		

Bank Account Statement

Two Rivers East CDD

Thursday, April 2, 2026

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Bank Account No. 9075

Statement No. 03-26

Statement Date

03/31/2026

G/L Account No. 101001 Balance	459,082.82	Statement Balance	463,532.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	459,082.82	Subtotal	463,532.85
Negative Adjustments	0.00	Outstanding Checks	-4,450.03
Ending G/L Balance	459,082.82	Ending Balance	459,082.82

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/11/2026		JE000521	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	24,652.13	24,652.13	0.00
03/31/2026		JE000523	Interest - Investments	Interest 03/26	668.59	668.59	0.00
Total Deposits					25,320.72	25,320.72	0.00
Checks							
							0.00
02/19/2026	Payment	1342	NICHOLAS J. DISTER	Payment of Invoice 000601	-200.00	-200.00	0.00
02/19/2026	Payment	1344	RYAN MOTKO	Payment of Invoice 000600	-200.00	-200.00	0.00
02/26/2026	Payment	1348	STRALEY ROBIN VERICKER	Payment of Invoice 000608	-3,271.15	-3,271.15	0.00
02/26/2026	Payment	1349	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000603	-51.22	-51.22	0.00
02/26/2026	Payment	1350	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000604	-61.81	-61.81	0.00
02/26/2026	Payment	1351	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000605	-2,664.64	-2,664.64	0.00
02/26/2026	Payment	1352	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000606	-84.60	-84.60	0.00
02/26/2026	Payment	1353	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000607	-63.64	-63.64	0.00
03/04/2026	Payment	1354	PASCO COUNTY UTILITIES	Payment of Invoice 000610	-380.77	-380.77	0.00
03/04/2026	Payment	1355	PASCO COUNTY UTILITIES	Payment of Invoice 000611	-50.50	-50.50	0.00
03/04/2026	Payment	1356	PASCO COUNTY UTILITIES	Payment of Invoice 000612	-3.03	-3.03	0.00
03/04/2026	Payment	1357	PASCO COUNTY UTILITIES	Payment of Invoice 000613	-95.95	-95.95	0.00

Bank Account Statement

Two Rivers East CDD

Thursday, April 2, 2026

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Bank Account No. 9075

Statement No. 03-26

Statement Date

03/31/2026

Date	Type	Check No.	Description	Check No.	Debit	Credit	Balance
03/04/2026	Payment	1358	PASCO COUNTY UTILITIES	Payment of Invoice 000614	-158.57	-158.57	0.00
03/04/2026	Payment	1359	PASCO COUNTY UTILITIES	Payment of Invoice 000615	-192.91	-192.91	0.00
03/04/2026	Payment	1360	PASCO COUNTY UTILITIES	Payment of Invoice 000616	-53.53	-53.53	0.00
03/04/2026	Payment	1361	PASCO COUNTY UTILITIES	Check for Vendor V00042	-1,395.70	-1,395.70	0.00
03/12/2026	Payment	1362	TWO RIVERS EAST BUSINESS	Check for Vendor V00027	-14,759.74	-14,759.74	0.00
03/13/2026	Payment	1363	OBSERVER, INC.	Check for Vendor V00036	-96.25	-96.25	0.00
03/13/2026	Payment	1364	DOWN TO EARTH	Check for Vendor V00040	-44,917.11	-44,917.11	0.00
03/13/2026	Payment	1365	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
03/13/2026	Payment	1366	PASCO COUNTY UTILITIES	Check for Vendor V00042	-2,164.39	-2,164.39	0.00
03/13/2026	Payment	1367	SITEX AQUATICS LLC	Check for Vendor V00049	-2,181.00	-2,181.00	0.00
03/13/2026	Payment	1368	STANTEC CONSULTING SERVICES	Check for Vendor V00019	-378.25	-378.25	0.00
03/18/2026	Payment	1369	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
03/18/2026	Payment	1370	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
03/18/2026	Payment	1371	JAYMAN ENTERPRISES LLC	Check for Vendor V00035	-1,200.00	-1,200.00	0.00
03/18/2026	Payment	1373	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00025	-150.00	-150.00	0.00
03/27/2026	Payment	1376	DOWN TO EARTH	Check for Vendor V00040	-192.04	-192.04	0.00
03/27/2026	Payment	1377	INFRAMARK LLC	Check for Vendor V00003	-3.95	-3.95	0.00
03/27/2026	Payment	1378	SCHOOLSTATUS PARENT INC	Check for Vendor V00053	-3,125.00	-3,125.00	0.00
03/27/2026	Payment	1379	STRALEY ROBIN VERICKER	Check for Vendor V00005	-3,206.50	-3,206.50	0.00
03/27/2026	Payment	1384	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-3,068.84	-3,068.84	0.00
03/23/2026		JE000522	Bank Fees	Service Charge 03/26	-265.40	-265.40	0.00
Total Checks					-90,978.16	-90,978.16	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/18/2026	Payment	1372	NICHOLAS J. DISTER	Check for Vendor V00008			-200.00
03/18/2026	Payment	1374	RYAN MOTKO	Check for Vendor V00009			-200.00
03/18/2026	Payment	1375	THOMAS R. SPENCE	Check for Vendor V00011			-200.00
03/27/2026	Payment	1380	PASCO COUNTY UTILITIES	Check for Vendor V00042			-747.40
03/27/2026	Payment	1382	PASCO COUNTY UTILITIES	Check for Vendor V00042			-588.83
03/27/2026	Payment	1383	PASCO COUNTY UTILITIES	Check for Vendor V00042			-2,513.80

Bank Account Statement

Two Rivers East CDD

Thursday, April 2, 2026

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Bank Account No. 9075

Statement No. 03-26

Statement Date

03/31/2026

Total Outstanding Checks

-4,450.03

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST
Payment Register by Fund
For the Period from 03/01/2026 to 03/31/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1354	03/04/26	PASCO COUNTY UTILITIES	23991855	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$380.77
001	1355	03/04/26	PASCO COUNTY UTILITIES	23991821	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$50.50
001	1356	03/04/26	PASCO COUNTY UTILITIES	23990144	WATER 01/12/26-02/04/26	Water/Waste	543021-53150	\$3.03
001	1357	03/04/26	PASCO COUNTY UTILITIES	23991134	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$95.95
001	1358	03/04/26	PASCO COUNTY UTILITIES	23991133	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$158.57
001	1359	03/04/26	PASCO COUNTY UTILITIES	23990145	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$192.91
001	1360	03/04/26	PASCO COUNTY UTILITIES	23990143	WATER 01/12/26-02/04/26	Water/Waste	543021-53150	\$53.53
001	1361	03/04/26	PASCO COUNTY UTILITIES	23990141	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$189.88
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989520	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$112.11
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989518	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$511.06
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989411	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$340.37
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989409	WATER 01/06/26-02/04/26	Water/Waste	543021-53150	\$22.22
001	1361	03/04/26	PASCO COUNTY UTILITIES	23990140	WATER 01/07/26-02/04/26	Deposits - Water	156110-53150	\$150.00
001	1361	03/04/26	PASCO COUNTY UTILITIES	23990140	WATER 01/07/26-02/04/26	Water/Waste	543021-53150	\$64.00
001	1361	03/04/26	PASCO COUNTY UTILITIES	23990140	WATER 01/07/26-02/04/26	Water/Waste	543021-53150	\$6.06
001	1363	03/13/26	BUSINESS OBSERVER, INC.	26-00490P	MAR 26-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$96.25
001	1364	03/13/26	DOWN TO EARTH	168680	MAR 2026-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$41,174.81
001	1364	03/13/26	DOWN TO EARTH	167807	FEB 2026-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$3,742.30
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Administration	531148-51301	\$375.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	Construction Accounting	531009-51301	\$250.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Dissemination Agent/Reporting	531012-51301	\$416.67
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - District Management	531150-51301	\$2,083.33
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Field Management	531016-51301	\$1,000.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Financial/Revenue Collections	549150-51301	\$146.67
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Recording Secretary	531036-51301	\$200.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Rental and Leases	544025-51301	\$50.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Info Technology	531020-51301	\$50.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	Website Admin Services	549936-51301	\$100.00
001	1366	03/13/26	PASCO COUNTY UTILITIES	23990535	WATER 02/02/26-02/04/26	Deposits - Water	156110-53150	\$1,439.00
001	1366	03/13/26	PASCO COUNTY UTILITIES	23990535	WATER 02/02/26-02/04/26	Water/Waste	543021-53150	\$64.00
001	1366	03/13/26	PASCO COUNTY UTILITIES	23990535	WATER 02/02/26-02/04/26	Water/Waste	543021-53150	\$661.39
001	1367	03/13/26	SITEX AQUATICS LLC	10824-B	MAR 2026-AQUATIC MAINTENANCE	Aquatics - Contract	534067-53908	\$2,181.00
001	1368	03/13/26	STANTEC CONSULTING SERVICES	2532487	FEB 2026-ENGINEERING SERVICES	District Engineer	531147-51301	\$378.25
001	1369	03/18/26	ANGIE GRUNWALD	AG-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1370	03/18/26	CARLOS DE LA OSSA	CO-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1371	03/18/26	JAYMAN ENTERPRISES LLC	4471	INSTALL COMMUNITY BULLETIN BOARD	Amenity R&M	546176-57201	\$1,200.00
001	1372	03/18/26	NICHOLAS J. DISTER	ND-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1373	03/18/26	PASCO COUNTY PROPERTY APPRAISER	26038	MAR 26-PROPERTY APPRAISER ANNUAL RENEWAL FEE	Dues, Licenses & Fees	554020-51301	\$150.00
001	1374	03/18/26	RYAN MOTKO	RM-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1375	03/18/26	THOMAS R. SPENCE	TS-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1376	03/27/26	DOWN TO EARTH	170314	MAR 2026-PONDS MAINTENANCE	Landscape Maintenance - Contract	534050-53908	\$192.04
001	1377	03/27/26	INFRAMARK LLC	173962	FEB 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$3.95
001	1378	03/27/26	SCHOOLSTATUS PARENT INC	INV-SS-6184	MAR 2026-ANNUAL WEBSITE ADA COMPLIANCE	Website ADA Compliance	534397-51301	\$3,125.00
001	1379	03/27/26	STRALEY ROBIN VERICKER	28026	FEB 2026-DISTRICT COUNSEL THRU 02/28/26	District Counsel	531146-51301	\$3,206.50
001	1380	03/27/26	PASCO COUNTY UTILITIES	24167921	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$24.24
001	1380	03/27/26	PASCO COUNTY UTILITIES	24169649	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$148.47
001	1380	03/27/26	PASCO COUNTY UTILITIES	24169648	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$519.14
001	1380	03/27/26	PASCO COUNTY UTILITIES	24169613	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$39.39
001	1380	03/27/26	PASCO COUNTY UTILITIES	24168918	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$16.16
001	1382	03/27/26	PASCO COUNTY UTILITIES	24168917	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$104.03
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167925	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$98.98
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167531	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$125.24
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167923	WATER 02/10/26-03/06/26	Water/Waste	543021-53150	\$93.93
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167922	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$98.98
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167298	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$67.67
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167296	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$719.12
001	1383	03/27/26	PASCO COUNTY UTILITIES	24168317	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$576.62
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167926	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$258.56
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167924	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$122.21
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167297	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$422.18
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167188	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$399.96
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167185	Water 02/04/26-03/06/26	Water/Waste	543021-53150	\$15.15
001	1384	03/27/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	031126-6579	ELECTRIC 03/11/26	Street Lights	543013-53150	\$2,664.64
001	1384	03/27/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	031126-3295	ELECTRIC 02/09/26-03/09/26	Electric Utility Services	543006-53150	\$50.18
001	1384	03/27/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	031126-3279	ELECTRIC 02/12/26-03/09/26	Electric Utility Services	543006-53150	\$44.39
001	1384	03/27/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	031126-3281	ELECTRIC 02/09/26-03/09/26	Electric Utility Services	543006-53150	\$61.58
001	1384	03/27/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	031126-3285	ELECTRIC 02/09/26-03/09/26	Electric Utility Services	543006-53150	\$60.79
001	1384	03/27/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	031126-3287	ELECTRIC 02/09/26-03/09/26	Electric Utility Services	543006-53150	\$59.20

TWO RIVERS EAST
Payment Register by Fund
For the Period from 03/01/2026 to 03/31/2026
(Sorted by Check / ACH No.)

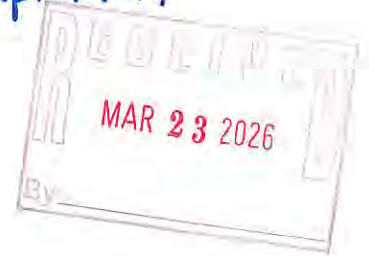
Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1384	03/27/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	031126-2363804	SERVICE ELECTRIC	Electric Utility Services	543006-53150	\$128.06
							Fund Total	<u>\$73,805.99</u>

DEBT SERVICE FUND - 200

200	1362	03/12/26	TWO RIVERS EAST	03112026-0311	SERIES 2023 FY26 DS	Cash in Transit	103200	\$14,759.74
							Fund Total	<u>\$14,759.74</u>

Total Checks Paid	\$88,565.73
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Brooke Chapman.



Prepared by and return to:
Whitney Sousa, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 29-26-21-0070-00200-0320

Easement Encroachment Agreement

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of March 11, 2026 (the “**Effective Date**”), between the **Two Rivers North Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, and **Rosa Elena Cervantes** (the “**Landowner**”), whose mailing address is 35322 Ackley Trace, Zephyrhills, Florida 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 32, Block 2, TWO RIVERS PARCEL A1 PHASE A (the “**Property**”), a subdivision according to the plat thereof recorded at Plat Book 91, Pages 37-49, of the Public Records of Pasco County, Florida (the “**Plat**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 5’ (CDD) Wall Easement (the “**Easement**”) on the west side of the Property, as shown on the Plat (attached as **Exhibit A**). Landowner desires to encroach into the Easement by installing a 6-foot-tall tan PVC vinyl privacy fence along the east side of the Property (the “**Improvements**”). The Improvements may be installed as long as the Improvements do not attach to the District’s boundary wall. With the exception of cleaning and maintenance, the District’s boundary wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District’s boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.

proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
12. **Amendments.** This Agreement may only be amended in writing by the parties.
13. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction.** 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.
15. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

[SIGNATURE PAGES TO FOLLOW]

Witnesses:

Rachel Swedlow
Print Name: Rachel Swedlow
Address: 1911 Bruce B Downs Blvd.
Wesley Chapel FL 33544

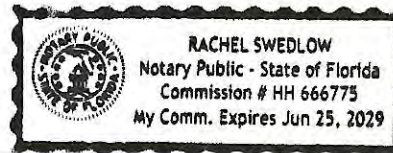
Rosa Elena Cervantes
Name: Rosa Elena Cervantes
Title: Landowner

Thiago Mateus
Print Name: THIAGO MATEUS
Address: 1911 Bruce B Downs Blvd.
Wesley Chapel FL 33544

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence on March 18, 2026, by ROSA ELENA CERVANTES, Landowner, who [] is personally known to me or [X] has produced FL Driver License (type of identification) as identification.

Rachel Swedlow
Notary Public Signature



Notary Stamp

**Addendum No. 1 to the
Aquatic Management Agreement
[Temporary Fuel Surcharge]**

This Addendum No. 1 to the Aquatic Management Agreement (this “**Addendum**”), is made and entered into as of April 1, 2026, by and between the **Two Rivers North Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

RECITALS

WHEREAS, the District and the Contractor entered into the Aquatic Management Agreement dated April 1, 2026, (the “**Agreement**”), which is fully incorporated herein by this reference; and

WHEREAS, due to the recent escalation of fuel prices the Contractor requested permission to bill a temporary fuel surcharge to the monthly invoices; and

WHEREAS, each party has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals above are true and correct and by this reference are incorporated by reference as a material part of this Addendum.
2. **Temporary Fuel Surcharge.**
 - a. Effective for services rendered on or after April 1, 2026, the Contractor may add a temporary fuel surcharge of 3% of the total compensation amount due for the monthly services performed under the Agreement.
 - i. As gas prices are fluctuating at an unpredictable rate, the surcharge may need to fluctuate on a monthly basis. The surcharge may fluctuate by .25%. for every \$00.25 fluctuation from “Today's AAA Florida Avg” as shown on <https://gasprices.aaa.com/?state=FL>, which lists \$4.181 as the price as of April 7, 2026, which shall serve as the baseline.¹
 - ii. The surcharge will be removed when the AAA Florida average reaches or drops below \$3.50 for at least 30 days.
 - b. The surcharge must be a separate line item in the invoices showing the compensation owed under the Agreement, plus the surcharge, and a total amount for each month. Contactor must provide a screenshot of the AAA Florida Average price as of first day of each month, which will be compared to the above referenced baseline to evidence any fluctuation warranted for the invoice of the previous month’s services.
3. **Termination.** This Addendum will automatically terminate on September 30, 2026.
4. **Ratification of all Other Terms and Conditions of the Agreement.** Except as hereby modified, the original terms and conditions of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum effectively as of the date written above.

¹ While Contractor may use diesel or other grades of fuel and there are complicated indexes and formulas related to fuel prices, to keep things streamlined, transparent, and easy to track this metric and formula was recommended by Contractor.

Sitex Aquatics, LLC

Signed by:

Joseph Craig

4BAA7BFF2998456

Name: Joseph Craig

Title: President

**Two Rivers North
Community Development District**

Signed by:

Carlos de la Ossa

CC0CB251E795481

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

March 27, 2026

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

Re: \$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period May 18, 2022 to May 18, 2023

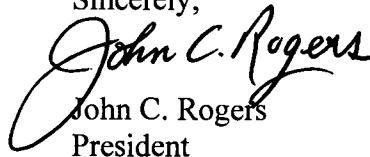
Dear Two Rivers North Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2022.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period May 18, 2022 to May 18, 2023, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2022 is due May 18, 2024.

Sincerely,


John C. Rogers
President

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

March 27, 2026

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

Re: \$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period May 18, 2022 to May 18, 2023

Dear Two Rivers North Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the “Code”) for \$18,495,000 Two Rivers North Community Development District (Pasco County, Florida), Special Assessment Bonds, Series 2022 (Series 2022 Project) (“Series 2022”) for the period May 18, 2022 to May 18, 2023 (“Annual Computation Period”). Our opinion is accompanied by an Annual Arbitrage Report (“Annual Arbitrage Report”).

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period May 18, 2022 to May 18, 2023

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form “8038-G”

Source: Inframark, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

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

Notes and Assumptions

- a) The issue date of the Series 2022 is May 18, 2022.
- b) The end of the first Bond Year for the Series 2022 is May 18, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of May 18, 2023 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used for the purposes of: (i) refunding the outstanding Special Assessment Bond Anticipation Note, Series 2022, (ii) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (iii) funding a deposit to the Series 2022 Reserve Account, and (iv) paying the costs of issuance of Series 2022

Source Information

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Source Information (continued)

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Two Rivers North Community Development District earned the computations earned \$200,936.67 less on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022** during such period.

ARBITRAGE Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$18,495,000
Two Rivers North Community Development District
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Annual Arbitrage Report
For the Period May 18, 2022 to May 18, 2023

March 27, 2026

\$18,495,000
 Two Rivers North Community Development District
 (Pasco County, Florida)
 Special Assessment Bonds, Series of 2022
 (Series 2022 Project)

Sources and Uses of Funds Upon Issuance of Series 2022 (1)

Sources of Funds:

Par Amount of Series 2024	\$18,495,000.00
Other Legally Available Fund	<u>6,271,494.18</u>
	<u>\$24,766,494.18</u>

Uses of Funds:

Deposit to Note Redemption Account	\$8,480,500.00
Deposit To Amenity Project Subaccount within Series 2022 Acquisition and Construction Account	1,500,000.00
Deposit To Offsite Project Subaccount within Series 2022 Acquisition and Construction Account	2,868,825.00
Deposit To Landscaping and Hardscaping Project Subaccount within Series 2022 Acquisition and Construction Account	2,250,000.00
Deposit To Pond Excavation Project Subaccount within Series 2022 Acquisition and Construction Account	5,251,924.00
Deposit To General Subaccount within Series 2022 Acquisition and Construction Account	3,251,881.11
Deposit To Series 2022 Reserve Account	608,939.07
Costs of Issuance, including Underwriter's Discount	<u>554,425.00</u>
	<u>\$24,766,494.18</u>

Note:

(1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Pricing Report

Dated Date: 5/18/2022
Issuance Date: 5/18/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Discount	Production
5/1/2023	\$275,000.00	4.625%	4.625%	100.000%	262.01	\$0.00	\$275,000.00
5/1/2024	285,000.00	4.625%	4.625%	100.000%	556.54	0.00	285,000.00
5/1/2025	300,000.00	4.625%	4.625%	100.000%	885.83	0.00	300,000.00
5/1/2026	315,000.00	4.625%	4.625%	100.000%	1,245.13	0.00	315,000.00
5/1/2027	330,000.00	4.625%	4.625%	100.000%	1,634.42	0.00	330,000.00
5/1/2028	345,000.00	4.875%	4.875%	100.000%	2,053.71	0.00	345,000.00
5/1/2029	365,000.00	4.875%	4.875%	100.000%	2,537.76	0.00	365,000.00
5/1/2030	380,000.00	4.875%	4.875%	100.000%	3,022.06	0.00	380,000.00
5/1/2031	400,000.00	4.875%	4.875%	100.000%	3,581.11	0.00	400,000.00
5/1/2032	420,000.00	4.875%	4.875%	100.000%	4,180.17	0.00	420,000.00
5/1/2033	440,000.00	5.125%	5.125%	100.000%	4,819.22	0.00	440,000.00
5/1/2034	465,000.00	5.125%	5.125%	100.000%	5,558.04	0.00	465,000.00
5/1/2035	490,000.00	5.125%	5.125%	100.000%	6,346.86	0.00	490,000.00
5/1/2036	515,000.00	5.125%	5.125%	100.000%	7,185.68	0.00	515,000.00
5/1/2037	540,000.00	5.125%	5.125%	100.000%	8,074.50	0.00	540,000.00
5/1/2038	570,000.00	5.125%	5.125%	100.000%	9,093.08	0.00	570,000.00
5/1/2039	600,000.00	5.125%	5.125%	100.000%	10,171.67	0.00	600,000.00
5/1/2040	635,000.00	5.125%	5.125%	100.000%	11,400.01	0.00	635,000.00
5/1/2041	665,000.00	5.125%	5.125%	100.000%	12,603.60	0.00	665,000.00
5/1/2042	700,000.00	5.125%	5.125%	100.000%	13,966.94	0.00	700,000.00
5/1/2043	740,000.00	5.250%	5.250%	100.000%	15,505.06	0.00	740,000.00
5/1/2044	780,000.00	5.250%	5.250%	100.000%	17,123.17	0.00	780,000.00
5/1/2045	820,000.00	5.250%	5.250%	100.000%	18,821.28	0.00	820,000.00
5/1/2046	865,000.00	5.250%	5.250%	100.000%	20,719.15	0.00	865,000.00
5/1/2047	910,000.00	5.250%	5.250%	100.000%	22,707.03	0.00	910,000.00
5/1/2048	960,000.00	5.250%	5.250%	100.000%	24,914.67	0.00	960,000.00
5/1/2049	1,010,000.00	5.250%	5.250%	100.000%	27,222.31	0.00	1,010,000.00
5/1/2050	1,065,000.00	5.250%	5.250%	100.000%	29,769.71	0.00	1,065,000.00
5/1/2051	1,125,000.00	5.250%	5.250%	100.000%	32,571.88	0.00	1,125,000.00
5/1/2052	<u>1,185,000.00</u>	5.250%	5.250%	100.000%	<u>35,494.04</u>	<u>0.00</u>	<u>1,185,000.00</u>
	<u>\$18,495,000.00</u>				<u>354,026.63</u>	<u>\$0.00</u>	<u>\$18,495,000.00</u>

Principal Amount	<u>\$18,495,000.00</u>
Gross Interest Cost	<u>\$18,388,568.21</u>
NIC %	5.1941%
Bond Years	354,026.63
Average Coupon	5.1941%
Average Life (Years)	19.14

Note: (1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Debt Service and Proof of Yield

Dated Date: 5/18/2022
First Interest Payment Date: 11/1/2022

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2022			\$428,958.84	\$428,958.84	\$428,958.84
5/1/2023	\$275,000.00	4.625%	473,696.88	748,696.88	
11/1/2023			467,337.50	467,337.50	1,216,034.38
5/1/2024	285,000.00	4.625%	467,337.50	752,337.50	
11/1/2024			460,746.88	460,746.88	1,213,084.38
5/1/2025	300,000.00	4.625%	460,746.88	760,746.88	
11/1/2025			453,809.38	453,809.38	1,214,556.25
5/1/2026	315,000.00	4.625%	453,809.38	768,809.38	
11/1/2026			446,525.00	446,525.00	1,215,334.38
5/1/2027	330,000.00	4.625%	446,525.00	776,525.00	
11/1/2027			438,893.75	438,893.75	1,215,418.75
5/1/2028	345,000.00	4.875%	438,893.75	783,893.75	
11/1/2028			430,484.38	430,484.38	1,214,378.13
5/1/2029	365,000.00	4.875%	430,484.38	795,484.38	
11/1/2029			421,587.50	421,587.50	1,217,071.88
5/1/2030	380,000.00	4.875%	421,587.50	801,587.50	
11/1/2030			412,325.00	412,325.00	1,213,912.50
5/1/2031	400,000.00	4.875%	412,325.00	812,325.00	
11/1/2031			402,575.00	402,575.00	1,214,900.00
5/1/2032	420,000.00	4.875%	402,575.00	822,575.00	
11/1/2032			392,337.50	392,337.50	1,214,912.50
5/1/2033	440,000.00	5.125%	392,337.50	832,337.50	
11/1/2033			381,062.50	381,062.50	1,213,400.00
5/1/2034	465,000.00	5.125%	381,062.50	846,062.50	
11/1/2034			369,146.88	369,146.88	1,215,209.38
5/1/2035	490,000.00	5.125%	369,146.88	859,146.88	
11/1/2035			356,590.63	356,590.63	1,215,737.50
5/1/2036	515,000.00	5.125%	356,590.63	871,590.63	
11/1/2036			343,393.75	343,393.75	1,214,984.38
5/1/2037	540,000.00	5.125%	343,393.75	883,393.75	
11/1/2037			329,556.25	329,556.25	1,212,950.00
5/1/2038	570,000.00	5.125%	329,556.25	899,556.25	
11/1/2038			314,950.00	314,950.00	1,214,506.25
5/1/2039	600,000.00	5.125%	314,950.00	914,950.00	
11/1/2039			299,575.00	299,575.00	1,214,525.00
5/1/2040	635,000.00	5.125%	299,575.00	934,575.00	
11/1/2040			283,303.13	283,303.13	1,217,878.13
5/1/2041	665,000.00	5.125%	283,303.13	948,303.13	
11/1/2041			266,262.50	266,262.50	1,214,565.63
5/1/2042	700,000.00	5.125%	266,262.50	966,262.50	
11/1/2042			248,325.00	248,325.00	1,214,587.50
5/1/2043	740,000.00	5.250%	248,325.00	988,325.00	
11/1/2043			228,900.00	228,900.00	1,217,225.00
5/1/2044	780,000.00	5.250%	228,900.00	1,008,900.00	
11/1/2044			208,425.00	208,425.00	1,217,325.00
5/1/2045	820,000.00	5.250%	208,425.00	1,028,425.00	
11/1/2045			186,900.00	186,900.00	1,215,325.00
5/1/2046	865,000.00	5.250%	186,900.00	1,051,900.00	
11/1/2046			164,193.75	164,193.75	1,216,093.75
5/1/2047	910,000.00	5.250%	164,193.75	1,074,193.75	
11/1/2047			140,306.25	140,306.25	1,214,500.00
5/1/2048	960,000.00	5.250%	140,306.25	1,100,306.25	
11/1/2048			115,106.25	115,106.25	1,215,412.50
5/1/2049	1,010,000.00	5.250%	115,106.25	1,125,106.25	
11/1/2049			88,593.75	88,593.75	1,213,700.00
5/1/2050	1,065,000.00	5.250%	88,593.75	1,153,593.75	
11/1/2050			60,637.50	60,637.50	1,214,231.25
5/1/2051	1,125,000.00	5.250%	60,637.50	1,185,637.50	
11/1/2051			31,106.25	31,106.25	1,216,743.75
5/1/2052	<u>1,185,000.00</u>	5.250%	<u>31,106.25</u>	<u>1,216,106.25</u>	<u>1,216,106.25</u>
Total	<u>\$18,495,000.00</u>		<u>\$18,388,568.21</u>	<u>\$36,883,568.21</u>	<u>\$36,883,568.21</u>

Notes: (1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Proof of Yield

P.V. Date: 5/18/2022
Series 2022 Yield: 5.18019492%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2022	\$428,958.84	163	0.97710988	\$419,139.92
5/1/2023	748,696.88	343	0.95244074	713,089.40
11/1/2023	467,337.50	523	0.92839442	433,873.53
5/1/2024	752,337.50	703	0.90495520	680,831.73
11/1/2024	460,746.88	883	0.88210775	406,428.39
5/1/2025	760,746.88	1063	0.85983713	654,118.41
11/1/2025	453,809.38	1243	0.83812877	380,350.69
5/1/2026	768,809.38	1423	0.81696849	628,093.04
11/1/2026	446,525.00	1603	0.79634245	355,586.81
5/1/2027	776,525.00	1783	0.77623715	602,767.55
11/1/2027	438,893.75	1963	0.75663945	332,084.33
5/1/2028	783,893.75	2143	0.73753653	578,150.28
11/1/2028	430,484.38	2323	0.71891591	309,482.07
5/1/2029	795,484.38	2503	0.70076541	557,447.93
11/1/2029	421,587.50	2683	0.68307315	287,975.10
5/1/2030	801,587.50	2863	0.66582756	533,719.05
11/1/2030	412,325.00	3043	0.64901738	267,606.09
5/1/2031	812,325.00	3223	0.63263160	513,902.47
11/1/2031	402,575.00	3403	0.61665952	248,251.71
5/1/2032	822,575.00	3583	0.60109069	494,442.17
11/1/2032	392,337.50	3763	0.58591492	229,876.39
5/1/2033	832,337.50	3943	0.57112230	475,366.50
11/1/2033	381,062.50	4123	0.55670314	212,138.69
5/1/2034	846,062.50	4303	0.54264803	459,114.15
11/1/2034	369,146.88	4483	0.52894777	195,259.41
5/1/2035	859,146.88	4663	0.51559339	442,970.45
11/1/2035	356,590.63	4843	0.50257618	179,213.95
5/1/2036	871,590.63	5023	0.48988762	426,981.45
11/1/2036	343,393.75	5203	0.47751940	163,977.18
5/1/2037	883,393.75	5383	0.46546344	411,187.49
11/1/2037	329,556.25	5563	0.45371186	149,523.58
5/1/2038	899,556.25	5743	0.44225697	397,835.03
11/1/2038	314,950.00	5923	0.43109129	135,772.20
5/1/2039	914,950.00	6103	0.42020751	384,468.86
11/1/2039	299,575.00	6283	0.40959851	122,705.47
5/1/2040	934,575.00	6463	0.39925735	373,135.94
11/1/2040	283,303.13	6643	0.38917728	110,255.14
5/1/2041	948,303.13	6823	0.37935170	359,740.40
11/1/2041	266,262.50	7003	0.36977419	98,457.00
5/1/2042	966,262.50	7183	0.36043848	348,278.19
11/1/2042	248,325.00	7363	0.35133847	87,246.13
5/1/2043	988,325.00	7543	0.34246821	338,469.90
11/1/2043	228,900.00	7723	0.33382190	76,411.83
5/1/2044	1,008,900.00	7903	0.32539388	328,289.89
11/1/2044	208,425.00	8083	0.31717865	66,107.96
5/1/2045	1,028,425.00	8263	0.30917082	317,959.00
11/1/2045	186,900.00	8443	0.30136517	56,325.15
5/1/2046	1,051,900.00	8623	0.29375659	309,002.55
11/1/2046	164,193.75	8803	0.28634010	47,015.25
5/1/2047	1,074,193.75	8983	0.27911086	299,819.14
11/1/2047	140,306.25	9163	0.27206413	38,172.30
5/1/2048	1,100,306.25	9343	0.26519531	291,796.06
11/1/2048	115,106.25	9523	0.25849991	29,754.96
5/1/2049	1,125,106.25	9703	0.25197355	283,497.02
11/1/2049	88,593.75	9883	0.24561196	21,759.68
5/1/2050	1,153,593.75	10063	0.23941098	276,183.02
11/1/2050	60,637.50	10243	0.23336656	14,150.76
5/1/2051	1,185,637.50	10423	0.22747475	269,702.59
11/1/2051	31,106.25	10603	0.22173168	6,897.24
5/1/2052	<u>1,216,106.25</u>	10783	0.21613361	<u>262,841.43</u>
Total	<u>\$36,883,568.21</u>			<u>\$18,495,000.00</u> (2)

Notes: (1) See Page B-2.

(2) Equal to the \$18,495,000.00 Principal Amount of Series 2022.

Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Statement of 2022
[Series 2022 Project]

Annual
Computation Date:
Series 2022 Yield (1):

Date [2]	Transaction Description [2]	Earnings/Expenses		General Account		Arrears		Landscaping		Road		Office		Revenue		Grand Total	Future Value
		Invested (+) / Debursed (-) [2]	Interest [2]	Invested (+) / Debursed (-) [2]	Interest [2]	Invested (+) / Debursed (-) [2]	Interest [2]	Invested (+) / Debursed (-) [2]	Interest [2]	Invested (+) / Debursed (-) [2]	Interest [2]	Invested (+) / Debursed (-) [2]	Interest [2]				
5/18/2022	Balance	\$518,435.00	50.00	\$5,500,000.00	50.00	\$5,251,924.00	50.00	\$2,750,000.00	50.00	\$2,570,151.00	50.00	\$2,488,835.00	50.00	\$608,939.07	50.00	\$5,918,094.18	\$5,167,512,563.36
5/19/2022	Debitment	1,470.00	0.00	0.00	0.00	0.00	297.93	(297.93)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	147,000.00	147,000.00
5/19/2022	Debitment	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
5/19/2022	Debitment	5,725.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,725.00	5,725.00
6/1/2022	Int. Earn. (+) / Reinvest (-)	0.00	4.54	(188.63)	430.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.81	80.81
6/7/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6/14/2022	Debitment	0.00	0.00	10,770.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,008,871.31	2,008,871.31
6/17/2022	Debitment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7/5/2022	Trf Out - Revenue Fund	(1,717)	17.17	(813.10)	1,161.42	0.00	0.00	(1,224.63)	1,274.63	(2,570.15)	2,570.15	(1,305.26)	331.86	0.00	0.00	331.86	331.86
7/19/2022	Debitment	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
7/19/2022	Debitment	30,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00
8/7/2022	Int. Earn. (+) / Reinvest (-)	0.00	16.51	(1,462.00)	1,668.96	0.00	0.00	(2,105.52)	2,105.52	(2,008.96)	2,008.96	(543.12)	570.55	0.00	0.00	570.55	570.55
8/7/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9/1/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.05	(2,445.93)	2,565.93	0.00	0.00	(3,332.54)	3,332.54	(1,450.00)	1,450.00	(2,066)	875.10	0.00	0.00	875.10	875.10
9/7/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9/7/2022	Debitment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10/7/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.06	(801.71)	801.71	0.00	0.00	(3,674.84)	3,674.84	(1,273.09)	1,273.09	(3,05)	993.42	0.00	0.00	993.42	993.42
10/7/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11/7/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.08	(257.22)	257.22	0.00	0.00	(4,902.13)	4,902.13	(899.43)	899.43	(4,07)	1,323.17	0.00	0.00	1,323.17	1,323.17
11/7/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11/7/2022	Transfer Out	38.4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.4	38.4
11/30/2022	Debitment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/1/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/1/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/1/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/1/2022	LT Capital Gain	0.00	0.00	0.00	0.00	0.00	0.00	(2,38)	2.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.04	(1,706.41)	1,706.41	0.00	0.00	(7,351.86)	7,351.86	(2,79)	2.79	(6.11)	1,969.10	0.00	0.00	1,969.10	1,969.10
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/21/2022	Trf Out - Revenue Fund																

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

March 27, 2026

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

Re: \$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period May 18, 2023 to May 18, 2024

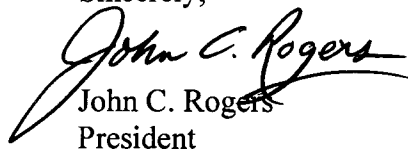
Dear Two Rivers North Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2022.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period May 18, 2023 to May 18, 2024, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2022 is due May 18, 2025.

Sincerely,


John C. Rogers
President

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

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

March 27, 2026

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

Re: \$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period May 18, 2023 to May 18, 2024

Dear Two Rivers North Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the “Code”) for \$18,495,000 Two Rivers North Community Development District (Pasco County, Florida), Special Assessment Bonds, Series 2022 (Series 2022 Project) (“Series 2022”) for the period May 18, 2023 to May 18, 2024 (“Annual Computation Period”). Our opinion is accompanied by an Annual Arbitrage Report (“Annual Arbitrage Report”).

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period May 18, 2023 to May 18, 2024

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form “8038-G”

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period May 18, 2022 to May 18, 2023, dated March 27, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania (the “Prior Annual Arbitrage Report”)

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

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

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of the Series 2022 is May 18, 2022.
- b) The end of the first Bond Year for the Series 2022 is May 18, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of May 18, 2024 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used for the purposes of: (i) refunding the outstanding Special Assessment Bond Anticipation Note, Series 2022, (ii) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (iii) funding a deposit to the Series 2022 Reserve Account, and (iv) paying the costs of issuance of Series 2022

Source Information

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Source Information (continued)

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Two Rivers North Community Development District earned the computations earned \$36.69 less on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022** during such period.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$18,495,000
Two Rivers North Community Development District
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Annual Arbitrage Report
For the Period May 18, 2023 to May 18, 2024

March 27, 2026

\$18,495,000
 Two Rivers North Community Development District
 (Pasco County, Florida)
 Special Assessment Bonds, Series of 2022
 (Series 2022 Project)

Sources and Uses of Funds Upon Issuance of Series 2022 (1)

Sources of Funds:

Par Amount of Series 2024	\$18,495,000.00
Other Legally Available Fund	<u>6,271,494.18</u>
	<u>\$24,766,494.18</u>

Uses of Funds:

Deposit to Note Redemption Account	\$8,480,500.00
Deposit To Amenity Project Subaccount within Series 2022 Acquisition and Construction Account	1,500,000.00
Deposit To Offsite Project Subaccount within Series 2022 Acquisition and Construction Account	2,868,825.00
Deposit To Landscaping and Hardscaping Project Subaccount within Series 2022 Acquisition and Construction Account	2,250,000.00
Deposit To Pond Excavation Project Subaccount within Series 2022 Acquisition and Construction Account	5,251,924.00
Deposit To General Subaccount within Series 2022 Acquisition and Construction Account	3,251,881.11
Deposit To Series 2022 Reserve Account	608,939.07
Costs of Issuance, including Underwriter's Discount	<u>554,425.00</u>
	<u>\$24,766,494.18</u>

Note:

(1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Pricing Report

Dated Date: 5/18/2022
Issuance Date: 5/18/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Discount	Production
5/1/2023	\$275,000.00	4.625%	4.625%	100.000%	262.01	\$0.00	\$275,000.00
5/1/2024	285,000.00	4.625%	4.625%	100.000%	556.54	0.00	285,000.00
5/1/2025	300,000.00	4.625%	4.625%	100.000%	885.83	0.00	300,000.00
5/1/2026	315,000.00	4.625%	4.625%	100.000%	1,245.13	0.00	315,000.00
5/1/2027	330,000.00	4.625%	4.625%	100.000%	1,634.42	0.00	330,000.00
5/1/2028	345,000.00	4.875%	4.875%	100.000%	2,053.71	0.00	345,000.00
5/1/2029	365,000.00	4.875%	4.875%	100.000%	2,537.76	0.00	365,000.00
5/1/2030	380,000.00	4.875%	4.875%	100.000%	3,022.06	0.00	380,000.00
5/1/2031	400,000.00	4.875%	4.875%	100.000%	3,581.11	0.00	400,000.00
5/1/2032	420,000.00	4.875%	4.875%	100.000%	4,180.17	0.00	420,000.00
5/1/2033	440,000.00	5.125%	5.125%	100.000%	4,819.22	0.00	440,000.00
5/1/2034	465,000.00	5.125%	5.125%	100.000%	5,558.04	0.00	465,000.00
5/1/2035	490,000.00	5.125%	5.125%	100.000%	6,346.86	0.00	490,000.00
5/1/2036	515,000.00	5.125%	5.125%	100.000%	7,185.68	0.00	515,000.00
5/1/2037	540,000.00	5.125%	5.125%	100.000%	8,074.50	0.00	540,000.00
5/1/2038	570,000.00	5.125%	5.125%	100.000%	9,093.08	0.00	570,000.00
5/1/2039	600,000.00	5.125%	5.125%	100.000%	10,171.67	0.00	600,000.00
5/1/2040	635,000.00	5.125%	5.125%	100.000%	11,400.01	0.00	635,000.00
5/1/2041	665,000.00	5.125%	5.125%	100.000%	12,603.60	0.00	665,000.00
5/1/2042	700,000.00	5.125%	5.125%	100.000%	13,966.94	0.00	700,000.00
5/1/2043	740,000.00	5.250%	5.250%	100.000%	15,505.06	0.00	740,000.00
5/1/2044	780,000.00	5.250%	5.250%	100.000%	17,123.17	0.00	780,000.00
5/1/2045	820,000.00	5.250%	5.250%	100.000%	18,821.28	0.00	820,000.00
5/1/2046	865,000.00	5.250%	5.250%	100.000%	20,719.15	0.00	865,000.00
5/1/2047	910,000.00	5.250%	5.250%	100.000%	22,707.03	0.00	910,000.00
5/1/2048	960,000.00	5.250%	5.250%	100.000%	24,914.67	0.00	960,000.00
5/1/2049	1,010,000.00	5.250%	5.250%	100.000%	27,222.31	0.00	1,010,000.00
5/1/2050	1,065,000.00	5.250%	5.250%	100.000%	29,769.71	0.00	1,065,000.00
5/1/2051	1,125,000.00	5.250%	5.250%	100.000%	32,571.88	0.00	1,125,000.00
5/1/2052	<u>1,185,000.00</u>	5.250%	5.250%	100.000%	<u>35,494.04</u>	<u>0.00</u>	<u>1,185,000.00</u>
	<u>\$18,495,000.00</u>				<u>354,026.63</u>	<u>\$0.00</u>	<u>\$18,495,000.00</u>

Principal Amount	<u>\$18,495,000.00</u>
Gross Interest Cost	<u>\$18,388,568.21</u>
NIC %	5.1941%
Bond Years	354,026.63
Average Coupon	5.1941%
Average Life (Years)	19.14

Note: (1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Debt Service and Proof of Yield

Dated Date: 5/18/2022
First Interest Payment Date: 11/1/2022

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2022			\$428,958.84	\$428,958.84	\$428,958.84
5/1/2023	\$275,000.00	4.625%	473,696.88	748,696.88	
11/1/2023			467,337.50	467,337.50	1,216,034.38
5/1/2024	285,000.00	4.625%	467,337.50	752,337.50	
11/1/2024			460,746.88	460,746.88	1,213,084.38
5/1/2025	300,000.00	4.625%	460,746.88	760,746.88	
11/1/2025			453,809.38	453,809.38	1,214,556.25
5/1/2026	315,000.00	4.625%	453,809.38	768,809.38	
11/1/2026			446,525.00	446,525.00	1,215,334.38
5/1/2027	330,000.00	4.625%	446,525.00	776,525.00	
11/1/2027			438,893.75	438,893.75	1,215,418.75
5/1/2028	345,000.00	4.875%	438,893.75	783,893.75	
11/1/2028			430,484.38	430,484.38	1,214,378.13
5/1/2029	365,000.00	4.875%	430,484.38	795,484.38	
11/1/2029			421,587.50	421,587.50	1,217,071.88
5/1/2030	380,000.00	4.875%	421,587.50	801,587.50	
11/1/2030			412,325.00	412,325.00	1,213,912.50
5/1/2031	400,000.00	4.875%	412,325.00	812,325.00	
11/1/2031			402,575.00	402,575.00	1,214,900.00
5/1/2032	420,000.00	4.875%	402,575.00	822,575.00	
11/1/2032			392,337.50	392,337.50	1,214,912.50
5/1/2033	440,000.00	5.125%	392,337.50	832,337.50	
11/1/2033			381,062.50	381,062.50	1,213,400.00
5/1/2034	465,000.00	5.125%	381,062.50	846,062.50	
11/1/2034			369,146.88	369,146.88	1,215,209.38
5/1/2035	490,000.00	5.125%	369,146.88	859,146.88	
11/1/2035			356,590.63	356,590.63	1,215,737.50
5/1/2036	515,000.00	5.125%	356,590.63	871,590.63	
11/1/2036			343,393.75	343,393.75	1,214,984.38
5/1/2037	540,000.00	5.125%	343,393.75	883,393.75	
11/1/2037			329,556.25	329,556.25	1,212,950.00
5/1/2038	570,000.00	5.125%	329,556.25	899,556.25	
11/1/2038			314,950.00	314,950.00	1,214,506.25
5/1/2039	600,000.00	5.125%	314,950.00	914,950.00	
11/1/2039			299,575.00	299,575.00	1,214,525.00
5/1/2040	635,000.00	5.125%	299,575.00	934,575.00	
11/1/2040			283,303.13	283,303.13	1,217,878.13
5/1/2041	665,000.00	5.125%	283,303.13	948,303.13	
11/1/2041			266,262.50	266,262.50	1,214,565.63
5/1/2042	700,000.00	5.125%	266,262.50	966,262.50	
11/1/2042			248,325.00	248,325.00	1,214,587.50
5/1/2043	740,000.00	5.250%	248,325.00	988,325.00	
11/1/2043			228,900.00	228,900.00	1,217,225.00
5/1/2044	780,000.00	5.250%	228,900.00	1,008,900.00	
11/1/2044			208,425.00	208,425.00	1,217,325.00
5/1/2045	820,000.00	5.250%	208,425.00	1,028,425.00	
11/1/2045			186,900.00	186,900.00	1,215,325.00
5/1/2046	865,000.00	5.250%	186,900.00	1,051,900.00	
11/1/2046			164,193.75	164,193.75	1,216,093.75
5/1/2047	910,000.00	5.250%	164,193.75	1,074,193.75	
11/1/2047			140,306.25	140,306.25	1,214,500.00
5/1/2048	960,000.00	5.250%	140,306.25	1,100,306.25	
11/1/2048			115,106.25	115,106.25	1,215,412.50
5/1/2049	1,010,000.00	5.250%	115,106.25	1,125,106.25	
11/1/2049			88,593.75	88,593.75	1,213,700.00
5/1/2050	1,065,000.00	5.250%	88,593.75	1,153,593.75	
11/1/2050			60,637.50	60,637.50	1,214,231.25
5/1/2051	1,125,000.00	5.250%	60,637.50	1,185,637.50	
11/1/2051			31,106.25	31,106.25	1,216,743.75
5/1/2052	<u>1,185,000.00</u>	5.250%	<u>31,106.25</u>	<u>1,216,106.25</u>	<u>1,216,106.25</u>
Total	\$18,495,000.00		\$18,388,568.21	\$36,883,568.21	\$36,883,568.21

Notes: (1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Proof of Yield

P.V. Date: 5/18/2022
Series 2022 Yield: 5.18019492%

<u>Date (1)</u>	<u>Semiannual Debt Service (1)</u>	<u>Muni Days To Computation Date</u>	<u>Present Value Factor</u>	<u>Present Value</u>
11/1/2022	\$428,958.84	163	0.97710988	\$419,139.92
5/1/2023	748,696.88	343	0.95244074	713,089.40
11/1/2023	467,337.50	523	0.92839442	433,873.53
5/1/2024	752,337.50	703	0.90495520	680,831.73
11/1/2024	460,746.88	883	0.88210775	406,428.39
5/1/2025	760,746.88	1063	0.85983713	654,118.41
11/1/2025	453,809.38	1243	0.83812877	380,350.69
5/1/2026	768,809.38	1423	0.81696849	628,093.04
11/1/2026	446,525.00	1603	0.79634245	355,586.81
5/1/2027	776,525.00	1783	0.77623715	602,767.55
11/1/2027	438,893.75	1963	0.75663945	332,084.33
5/1/2028	783,893.75	2143	0.73753653	578,150.28
11/1/2028	430,484.38	2323	0.71891591	309,482.07
5/1/2029	795,484.38	2503	0.70076541	557,447.93
11/1/2029	421,587.50	2683	0.68307315	287,975.10
5/1/2030	801,587.50	2863	0.66582756	533,719.05
11/1/2030	412,325.00	3043	0.64901738	267,606.09
5/1/2031	812,325.00	3223	0.63263160	513,902.47
11/1/2031	402,575.00	3403	0.61665952	248,251.71
5/1/2032	822,575.00	3583	0.60109069	494,442.17
11/1/2032	392,337.50	3763	0.58591492	229,876.39
5/1/2033	832,337.50	3943	0.57112230	475,366.50
11/1/2033	381,062.50	4123	0.55670314	212,138.69
5/1/2034	846,062.50	4303	0.54264803	459,114.15
11/1/2034	369,146.88	4483	0.52894777	195,259.41
5/1/2035	859,146.88	4663	0.51559339	442,970.45
11/1/2035	356,590.63	4843	0.50257618	179,213.95
5/1/2036	871,590.63	5023	0.48988762	426,981.45
11/1/2036	343,393.75	5203	0.47751940	163,977.18
5/1/2037	883,393.75	5383	0.46546344	411,187.49
11/1/2037	329,556.25	5563	0.45371186	149,523.58
5/1/2038	899,556.25	5743	0.44225697	397,835.03
11/1/2038	314,950.00	5923	0.43109129	135,772.20
5/1/2039	914,950.00	6103	0.42020751	384,468.86
11/1/2039	299,575.00	6283	0.40959851	122,705.47
5/1/2040	934,575.00	6463	0.39925735	373,135.94
11/1/2040	283,303.13	6643	0.38917728	110,255.14
5/1/2041	948,303.13	6823	0.37935170	359,740.40
11/1/2041	266,262.50	7003	0.36977419	98,457.00
5/1/2042	966,262.50	7183	0.36043848	348,278.19
11/1/2042	248,325.00	7363	0.35133847	87,246.13
5/1/2043	988,325.00	7543	0.34246821	338,469.90
11/1/2043	228,900.00	7723	0.33382190	76,411.83
5/1/2044	1,008,900.00	7903	0.32539388	328,289.89
11/1/2044	208,425.00	8083	0.31717865	66,107.96
5/1/2045	1,028,425.00	8263	0.30917082	317,959.00
11/1/2045	186,900.00	8443	0.30136517	56,325.15
5/1/2046	1,051,900.00	8623	0.29375659	309,002.55
11/1/2046	164,193.75	8803	0.28634010	47,015.25
5/1/2047	1,074,193.75	8983	0.27911086	299,819.14
11/1/2047	140,306.25	9163	0.27206413	38,172.30
5/1/2048	1,100,306.25	9343	0.26519531	291,796.06
11/1/2048	115,106.25	9523	0.25849991	29,754.96
5/1/2049	1,125,106.25	9703	0.25197355	283,497.02
11/1/2049	88,593.75	9883	0.24561196	21,759.68
5/1/2050	1,153,593.75	10063	0.23941098	276,183.02
11/1/2050	60,637.50	10243	0.23336656	14,150.76
5/1/2051	1,185,637.50	10423	0.22747475	269,702.59
11/1/2051	31,106.25	10603	0.22173168	6,897.24
5/1/2052	<u>1,216,106.25</u>	10783	0.21613361	<u>262,841.43</u>
Total	\$36,883,568.21			\$18,495,000.00 (2)

Notes: (1) See Page B-2.

(2) Equal to the \$18,495,000.00 Principal Amount of Series 2022.

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

March 27, 2026

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

Re: \$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period May 18, 2024 to May 18, 2025

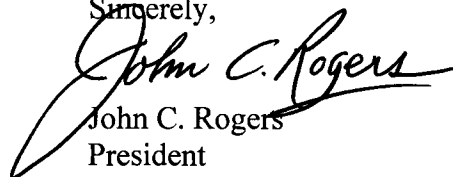
Dear Two Rivers North Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2022.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period May 18, 2024 to May 18, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2022 is due May 18, 2026.

Sincerely,



John C. Rogers
President

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

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

March 27, 2026

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

Re: \$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2022
(Series 2022 Project)
Annual Arbitrage Report for the period May 18, 2024 to May 18, 2025

Dear Two Rivers North Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the “Code”) for \$18,495,000 Two Rivers North Community Development District (Pasco County, Florida), Special Assessment Bonds, Series 2022 (Series 2022 Project) (“Series 2022”) for the period May 18, 2024 to May 18, 2025 (“Annual Computation Period”). Our opinion is accompanied by an Annual Arbitrage Report (“Annual Arbitrage Report”).

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period May 18, 2024 to May 18, 2025

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form “8038-G”

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period May 18, 2023 to May 18, 2024, dated March 27, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania (the “Prior Annual Arbitrage Report”)

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

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

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

Notes and Assumptions

- a) The issue date of the Series 2022 is May 18, 2022.
- b) The end of the first Bond Year for the Series 2022 is May 18, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of May 18, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used for the purposes of: (i) refunding the outstanding Special Assessment Bond Anticipation Note, Series 2022, (ii) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (iii) funding a deposit to the Series 2022 Reserve Account, and (iv) paying the costs of issuance of Series 2022

Source Information

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of
Annual Arbitrage Report

Source Information (continued)

Investments

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Two Rivers North Community Development District earned the computations earned \$4,156.29 less on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022** during such period.

ARBITRAGE Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

\$18,495,000
Two Rivers North Community Development District
Special Assessment Bonds, Series 2022
(Series 2022 Project)

Annual Arbitrage Report
For the Period May 18, 2024 to May 18, 2025

March 27, 2026

\$18,495,000
 Two Rivers North Community Development District
 (Pasco County, Florida)
 Special Assessment Bonds, Series of 2022
 (Series 2022 Project)

Sources and Uses of Funds Upon Issuance of Series 2022 (1)

Sources of Funds:

Par Amount of Series 2024	\$18,495,000.00
Other Legally Available Fund	<u>6,271,494.18</u>
	<u>\$24,766,494.18</u>

Uses of Funds:

Deposit to Note Redemption Account	\$8,480,500.00
Deposit To Amenity Project Subaccount within Series 2022 Acquisition and Construction Account	1,500,000.00
Deposit To Offsite Project Subaccount within Series 2022 Acquisition and Construction Account	2,868,825.00
Deposit To Landscaping and Hardscaping Project Subaccount within Series 2022 Acquisition and Construction Account	2,250,000.00
Deposit To Pond Excavation Project Subaccount within Series 2022 Acquisition and Construction Account	5,251,924.00
Deposit To General Subaccount within Series 2022 Acquisition and Construction Account	3,251,881.11
Deposit To Series 2022 Reserve Account	608,939.07
Costs of Issuance, including Underwriter's Discount	<u>554,425.00</u>
	<u>\$24,766,494.18</u>

Note:

(1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Pricing Report

Dated Date: 5/18/2022
Issuance Date: 5/18/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Discount	Production
5/1/2023	\$275,000.00	4.625%	4.625%	100.000%	262.01	\$0.00	\$275,000.00
5/1/2024	285,000.00	4.625%	4.625%	100.000%	556.54	0.00	285,000.00
5/1/2025	300,000.00	4.625%	4.625%	100.000%	885.83	0.00	300,000.00
5/1/2026	315,000.00	4.625%	4.625%	100.000%	1,245.13	0.00	315,000.00
5/1/2027	330,000.00	4.625%	4.625%	100.000%	1,634.42	0.00	330,000.00
5/1/2028	345,000.00	4.875%	4.875%	100.000%	2,053.71	0.00	345,000.00
5/1/2029	365,000.00	4.875%	4.875%	100.000%	2,537.76	0.00	365,000.00
5/1/2030	380,000.00	4.875%	4.875%	100.000%	3,022.06	0.00	380,000.00
5/1/2031	400,000.00	4.875%	4.875%	100.000%	3,581.11	0.00	400,000.00
5/1/2032	420,000.00	4.875%	4.875%	100.000%	4,180.17	0.00	420,000.00
5/1/2033	440,000.00	5.125%	5.125%	100.000%	4,819.22	0.00	440,000.00
5/1/2034	465,000.00	5.125%	5.125%	100.000%	5,558.04	0.00	465,000.00
5/1/2035	490,000.00	5.125%	5.125%	100.000%	6,346.86	0.00	490,000.00
5/1/2036	515,000.00	5.125%	5.125%	100.000%	7,185.68	0.00	515,000.00
5/1/2037	540,000.00	5.125%	5.125%	100.000%	8,074.50	0.00	540,000.00
5/1/2038	570,000.00	5.125%	5.125%	100.000%	9,093.08	0.00	570,000.00
5/1/2039	600,000.00	5.125%	5.125%	100.000%	10,171.67	0.00	600,000.00
5/1/2040	635,000.00	5.125%	5.125%	100.000%	11,400.01	0.00	635,000.00
5/1/2041	665,000.00	5.125%	5.125%	100.000%	12,603.60	0.00	665,000.00
5/1/2042	700,000.00	5.125%	5.125%	100.000%	13,966.94	0.00	700,000.00
5/1/2043	740,000.00	5.250%	5.250%	100.000%	15,505.06	0.00	740,000.00
5/1/2044	780,000.00	5.250%	5.250%	100.000%	17,123.17	0.00	780,000.00
5/1/2045	820,000.00	5.250%	5.250%	100.000%	18,821.28	0.00	820,000.00
5/1/2046	865,000.00	5.250%	5.250%	100.000%	20,719.15	0.00	865,000.00
5/1/2047	910,000.00	5.250%	5.250%	100.000%	22,707.03	0.00	910,000.00
5/1/2048	960,000.00	5.250%	5.250%	100.000%	24,914.67	0.00	960,000.00
5/1/2049	1,010,000.00	5.250%	5.250%	100.000%	27,222.31	0.00	1,010,000.00
5/1/2050	1,065,000.00	5.250%	5.250%	100.000%	29,769.71	0.00	1,065,000.00
5/1/2051	1,125,000.00	5.250%	5.250%	100.000%	32,571.88	0.00	1,125,000.00
5/1/2052	<u>1,185,000.00</u>	5.250%	5.250%	100.000%	<u>35,494.04</u>	<u>0.00</u>	<u>1,185,000.00</u>
	<u>\$18,495,000.00</u>				<u>354,026.63</u>	<u>\$0.00</u>	<u>\$18,495,000.00</u>

Principal Amount	<u>\$18,495,000.00</u>
Gross Interest Cost	<u>\$18,388,568.21</u>
NIC %	5.1941%
Bond Years	354,026.63
Average Coupon	5.1941%
Average Life (Years)	19.14

Note: (1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Debt Service and Proof of Yield

Dated Date: 5/18/2022
First Interest Payment Date: 11/1/2022

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2022			\$428,958.84	\$428,958.84	\$428,958.84
5/1/2023	\$275,000.00	4.625%	473,696.88	748,696.88	
11/1/2023			467,337.50	467,337.50	1,216,034.38
5/1/2024	285,000.00	4.625%	467,337.50	752,337.50	
11/1/2024			460,746.88	460,746.88	1,213,084.38
5/1/2025	300,000.00	4.625%	460,746.88	760,746.88	
11/1/2025			453,809.38	453,809.38	1,214,556.25
5/1/2026	315,000.00	4.625%	453,809.38	768,809.38	
11/1/2026			446,525.00	446,525.00	1,215,334.38
5/1/2027	330,000.00	4.625%	446,525.00	776,525.00	
11/1/2027			438,893.75	438,893.75	1,215,418.75
5/1/2028	345,000.00	4.875%	438,893.75	783,893.75	
11/1/2028			430,484.38	430,484.38	1,214,378.13
5/1/2029	365,000.00	4.875%	430,484.38	795,484.38	
11/1/2029			421,587.50	421,587.50	1,217,071.88
5/1/2030	380,000.00	4.875%	421,587.50	801,587.50	
11/1/2030			412,325.00	412,325.00	1,213,912.50
5/1/2031	400,000.00	4.875%	412,325.00	812,325.00	
11/1/2031			402,575.00	402,575.00	1,214,900.00
5/1/2032	420,000.00	4.875%	402,575.00	822,575.00	
11/1/2032			392,337.50	392,337.50	1,214,912.50
5/1/2033	440,000.00	5.125%	392,337.50	832,337.50	
11/1/2033			381,062.50	381,062.50	1,213,400.00
5/1/2034	465,000.00	5.125%	381,062.50	846,062.50	
11/1/2034			369,146.88	369,146.88	1,215,209.38
5/1/2035	490,000.00	5.125%	369,146.88	859,146.88	
11/1/2035			356,590.63	356,590.63	1,215,737.50
5/1/2036	515,000.00	5.125%	356,590.63	871,590.63	
11/1/2036			343,393.75	343,393.75	1,214,984.38
5/1/2037	540,000.00	5.125%	343,393.75	883,393.75	
11/1/2037			329,556.25	329,556.25	1,212,950.00
5/1/2038	570,000.00	5.125%	329,556.25	899,556.25	
11/1/2038			314,950.00	314,950.00	1,214,506.25
5/1/2039	600,000.00	5.125%	314,950.00	914,950.00	
11/1/2039			299,575.00	299,575.00	1,214,525.00
5/1/2040	635,000.00	5.125%	299,575.00	934,575.00	
11/1/2040			283,303.13	283,303.13	1,217,878.13
5/1/2041	665,000.00	5.125%	283,303.13	948,303.13	
11/1/2041			266,262.50	266,262.50	1,214,565.63
5/1/2042	700,000.00	5.125%	266,262.50	966,262.50	
11/1/2042			248,325.00	248,325.00	1,214,587.50
5/1/2043	740,000.00	5.250%	248,325.00	988,325.00	
11/1/2043			228,900.00	228,900.00	1,217,225.00
5/1/2044	780,000.00	5.250%	228,900.00	1,008,900.00	
11/1/2044			208,425.00	208,425.00	1,217,325.00
5/1/2045	820,000.00	5.250%	208,425.00	1,028,425.00	
11/1/2045			186,900.00	186,900.00	1,215,325.00
5/1/2046	865,000.00	5.250%	186,900.00	1,051,900.00	
11/1/2046			164,193.75	164,193.75	1,216,093.75
5/1/2047	910,000.00	5.250%	164,193.75	1,074,193.75	
11/1/2047			140,306.25	140,306.25	1,214,500.00
5/1/2048	960,000.00	5.250%	140,306.25	1,100,306.25	
11/1/2048			115,106.25	115,106.25	1,215,412.50
5/1/2049	1,010,000.00	5.250%	115,106.25	1,125,106.25	
11/1/2049			88,593.75	88,593.75	1,213,700.00
5/1/2050	1,065,000.00	5.250%	88,593.75	1,153,593.75	
11/1/2050			60,637.50	60,637.50	1,214,231.25
5/1/2051	1,125,000.00	5.250%	60,637.50	1,185,637.50	
11/1/2051			31,106.25	31,106.25	1,216,743.75
5/1/2052	<u>1,185,000.00</u>	5.250%	<u>31,106.25</u>	<u>1,216,106.25</u>	<u>1,216,106.25</u>
Total	<u>\$18,495,000.00</u>		<u>\$18,388,568.21</u>	<u>\$36,883,568.21</u>	<u>\$36,883,568.21</u>

Notes: (1) Source: Official Statement for Series 2022, dated April 26, 2022.

\$18,495,000
Two Rivers North Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series of 2022
(Series 2022 Project)

Series 2022 - Proof of Yield

P.V. Date: 5/18/2022
Series 2022 Yield: 5.18019492%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
11/1/2022	\$428,958.84	163	0.97710988	\$419,139.92
5/1/2023	748,696.88	343	0.95244074	713,089.40
11/1/2023	467,337.50	523	0.92839442	433,873.53
5/1/2024	752,337.50	703	0.90495520	680,831.73
11/1/2024	460,746.88	883	0.88210775	406,428.39
5/1/2025	760,746.88	1063	0.85983713	654,118.41
11/1/2025	453,809.38	1243	0.83812877	380,350.69
5/1/2026	768,809.38	1423	0.81696849	628,093.04
11/1/2026	446,525.00	1603	0.79634245	355,586.81
5/1/2027	776,525.00	1783	0.77623715	602,767.55
11/1/2027	438,893.75	1963	0.75663945	332,084.33
5/1/2028	783,893.75	2143	0.73753653	578,150.28
11/1/2028	430,484.38	2323	0.71891591	309,482.07
5/1/2029	795,484.38	2503	0.70076541	557,447.93
11/1/2029	421,587.50	2683	0.68307315	287,975.10
5/1/2030	801,587.50	2863	0.66582756	533,719.05
11/1/2030	412,325.00	3043	0.64901738	267,606.09
5/1/2031	812,325.00	3223	0.63263160	513,902.47
11/1/2031	402,575.00	3403	0.61665952	248,251.71
5/1/2032	822,575.00	3583	0.60109069	494,442.17
11/1/2032	392,337.50	3763	0.58591492	229,876.39
5/1/2033	832,337.50	3943	0.57112230	475,366.50
11/1/2033	381,062.50	4123	0.55670314	212,138.69
5/1/2034	846,062.50	4303	0.54264803	459,114.15
11/1/2034	369,146.88	4483	0.52894777	195,259.41
5/1/2035	859,146.88	4663	0.51559339	442,970.45
11/1/2035	356,590.63	4843	0.50257618	179,213.95
5/1/2036	871,590.63	5023	0.48988762	426,981.45
11/1/2036	343,393.75	5203	0.47751940	163,977.18
5/1/2037	883,393.75	5383	0.46546344	411,187.49
11/1/2037	329,556.25	5563	0.45371186	149,523.58
5/1/2038	899,556.25	5743	0.44225697	397,835.03
11/1/2038	314,950.00	5923	0.43109129	135,772.20
5/1/2039	914,950.00	6103	0.42020751	384,468.86
11/1/2039	299,575.00	6283	0.40959851	122,705.47
5/1/2040	934,575.00	6463	0.39925735	373,135.94
11/1/2040	283,303.13	6643	0.38917728	110,255.14
5/1/2041	948,303.13	6823	0.37935170	359,740.40
11/1/2041	266,262.50	7003	0.36977419	98,457.00
5/1/2042	966,262.50	7183	0.36043848	348,278.19
11/1/2042	248,325.00	7363	0.35133847	87,246.13
5/1/2043	988,325.00	7543	0.34246821	338,469.90
11/1/2043	228,900.00	7723	0.33382190	76,411.83
5/1/2044	1,008,900.00	7903	0.32539388	328,289.89
11/1/2044	208,425.00	8083	0.31717865	66,107.96
5/1/2045	1,028,425.00	8263	0.30917082	317,959.00
11/1/2045	186,900.00	8443	0.30136517	56,325.15
5/1/2046	1,051,900.00	8623	0.29375659	309,002.55
11/1/2046	164,193.75	8803	0.28634010	47,015.25
5/1/2047	1,074,193.75	8983	0.27911086	299,819.14
11/1/2047	140,306.25	9163	0.27206413	38,172.30
5/1/2048	1,100,306.25	9343	0.26519531	291,796.06
11/1/2048	115,106.25	9523	0.25849991	29,754.96
5/1/2049	1,125,106.25	9703	0.25197355	283,497.02
11/1/2049	88,593.75	9883	0.24561196	21,759.68
5/1/2050	1,153,593.75	10063	0.23941098	276,183.02
11/1/2050	60,637.50	10243	0.23336656	14,150.76
5/1/2051	1,185,637.50	10423	0.22747475	269,702.59
11/1/2051	31,106.25	10603	0.22173168	6,897.24
5/1/2052	<u>1,216,106.25</u>	10783	0.21613361	<u>262,841.43</u>
Total	<u>\$36,883,568.21</u>			<u>\$18,495,000.00</u> (2)

Notes: (1) See Page B-2.

(2) Equal to the \$18,495,000.00 Principal Amount of Series 2022.

518,495,000
 Two Rivers North Community Development District
 (Pasco County, Florida)
 Special Assessment Bonds, Series of 2022
 [Series 2022 Project]

Arbitrage Credit - Annual Computation Period

Annual
 Computation Date:
 Series 2022 Yield (1):

5/1/2025
 5.18015462%

Investment
 Yield:

4.49502606%

Date (2)	Transaction Description (3)	Costs of Issuance		General Account		Arbitrage		Landmark		Bond		Offits		Benefit		Reference	Grand Total	Yield Value
		Invested (+) / Debitured (-) (2)	Interest (2)	Invested (+) / Debitured (-) (2)	Interest (2)	Invested (+) / Debitured (-) (2)	Interest (2)	Invested (+) / Debitured (-) (2)	Interest (2)	Invested (+) / Debitured (-) (2)	Interest (2)	Invested (+) / Debitured (-) (2)	Interest (2)	Invested (+) / Debitured (-) (2)	Interest (2)			
5/1/2024	Prior Arbitrage Liability (3)																	
5/1/2024	Balance	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00
6/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7/1/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7/1/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8/1/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9/1/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10/1/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11/1/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/1/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/19/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/19/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12/19/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2/1/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/1/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4/1/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5/1/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5/1/2025	Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5/1/2025	Total	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00

Investment Yield: 4.49502606%
 @ Series 2022 Yield Value: \$511,517.07
 Reference: \$608,939.07
 Grand Total: \$11,023.20
 Yield Value: \$511,517.07

Arbitrage Credit: \$511,517.07
 Cumulative Arbitrage Credit: \$511,517.07

Notes: (1) See Page B-3
 (2) See Prior Annual Arbitrage Report, Page C-1.
 (3) See Prior Annual Arbitrage Report, Page C-1.



TWO RIVERS NORTH CDD

FIELD INSPECTION REPORT APRIL DOWN TO EARTH

Friday, April 10, 2026

Prepared For Board Of Supervisors

24 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

Scheduled/Monitoring

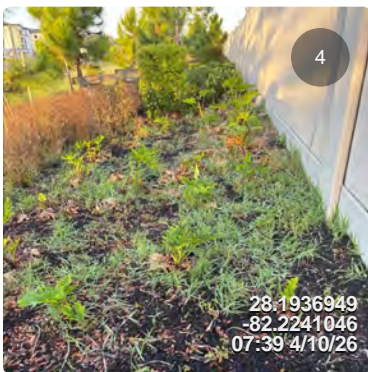
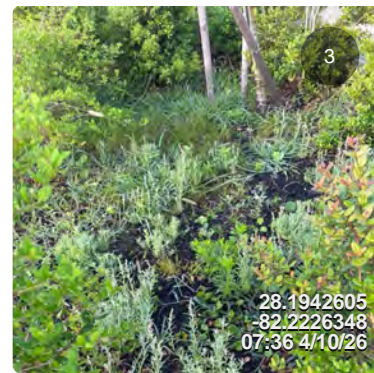
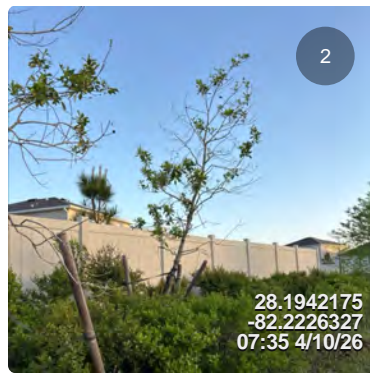
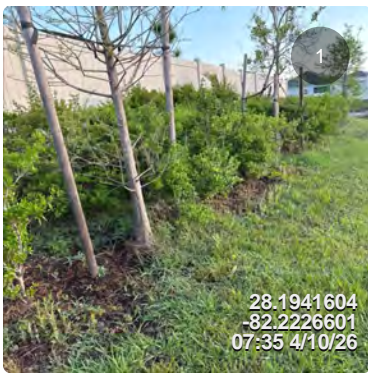
Not completed/No response

Item 1- SR 56 Wall

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

SR56 wall landscape beds have areas with heavy weeds from last report that are still there and need to be treated with selective herbicide and burned down the leaning tree still has not been fixed and needs to be straightened and staked there is a small area with philodendron that has weeds and poor looking plants and needs to be treated with selective herbicide and cleaned up

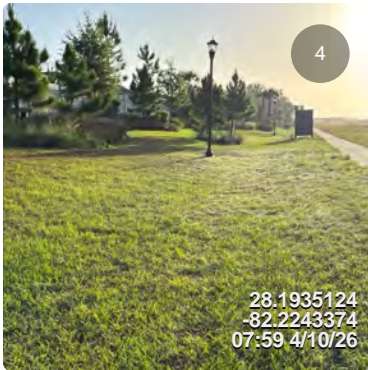
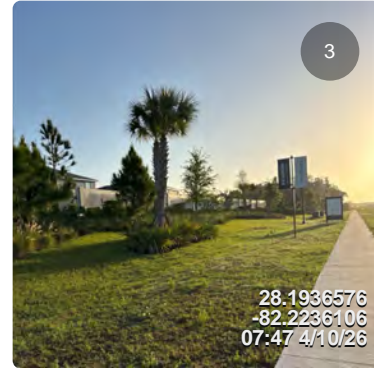
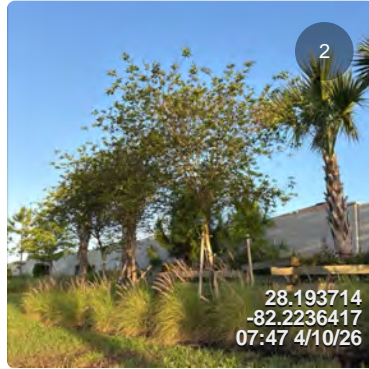
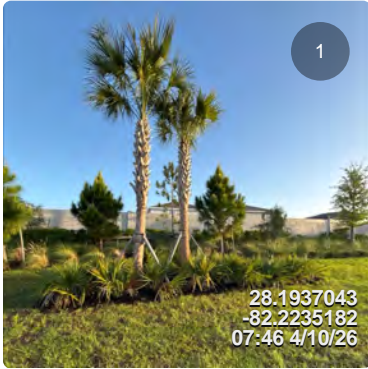


this area has been scheduled and will be addressed within the next 1-2 weeks

Item 2- SR 56 Plant And Tree Material

Assigned To: Down To Earth

SR56 wall landscape beds overall plant material including palms oaks crepe myrtles and turf are green and in good condition at this time



Overall plant conditions improving bahia turf is also improving declining material is noted in different item 3.

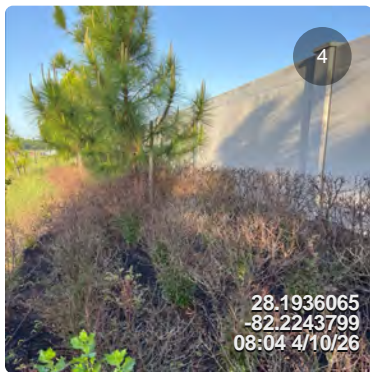
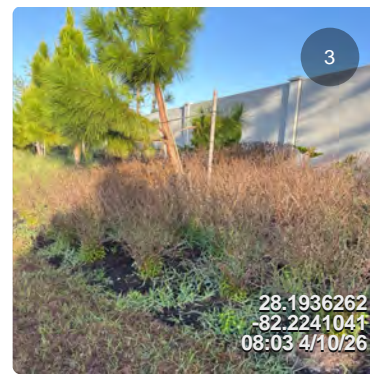
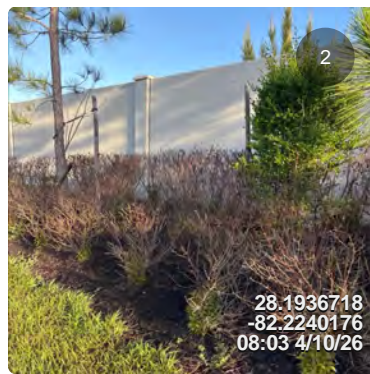
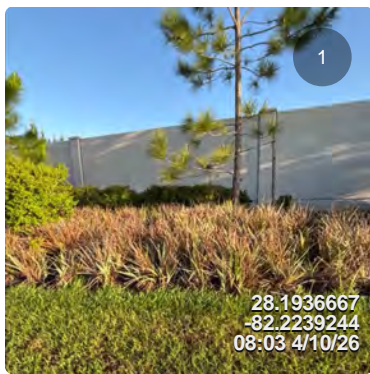
Item 3- SR 56

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

Plant material in this area is still recovering from the recent cold weather and will require continued maintenance. Flax lily should have all dead material carefully pruned and cleaned out, ensuring new growth is not removed during the process. Firebush, along with other plant material that was impacted by the cold front, remains on schedule for cutbacks in this area.

Additionally, weeds growing throughout the firebush beds should be addressed with care to avoid damaging new growth during weed eating or herbicide application.



All remaining cutbacks are scheduled to be completed within the next week or two
plant material is making improvement with new growth.

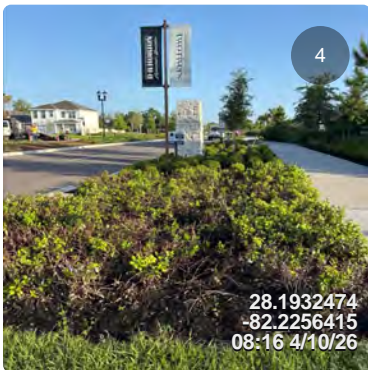
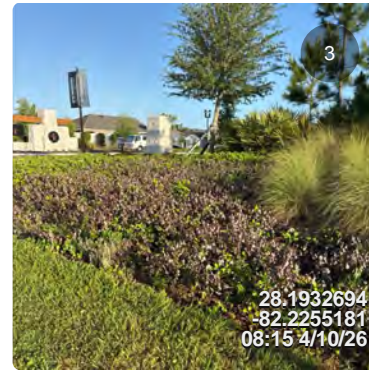
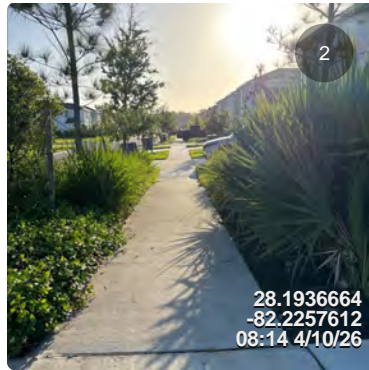
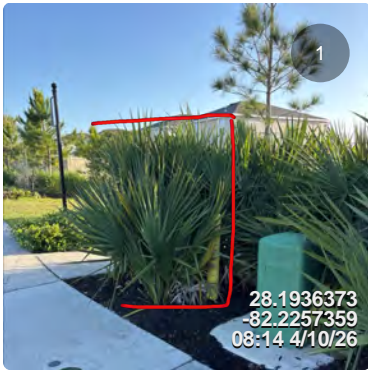
Item 4- Widewater Way

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

At the entrance of North Water, palmetto palms should be cut back for safety due to limited visibility along the adjacent sidewalk, which creates a potential hazard for pedestrians and cyclists.

Confederate jasmine at the entrance has new growth, but dead material should be pruned out for appearance, and weeds growing throughout the bed should be removed.



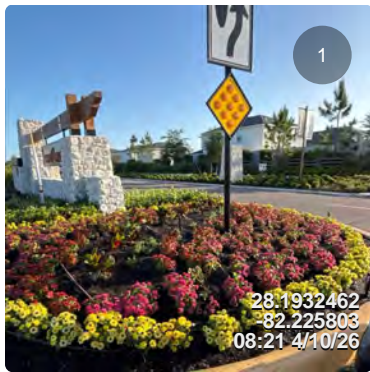
Confederate jasmine is improving, however it will require to have new jasmine to be installed as not all improved.

Item 5- Entrance Way

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

At the monument, the flowers are healthy and well maintained, providing a strong visual appearance. Both sides of the monument, the African iris did not make a good comeback and will require removal of dead material and replacement to fill in gaps and restore a uniform appearance. The jasmine in the center also did not recover and will need to be cleaned up and replaced. provide a proposal to install new plant material on both sides of the monument and the center island to establish a clean, consistent look.

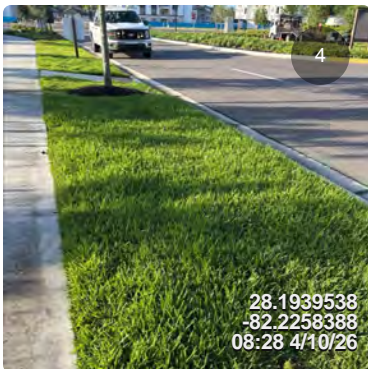
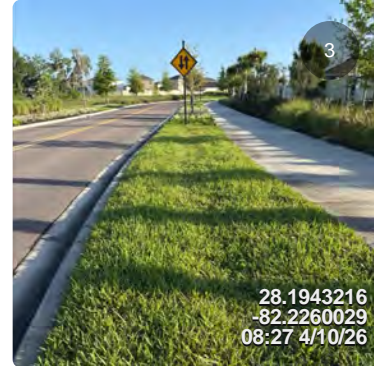
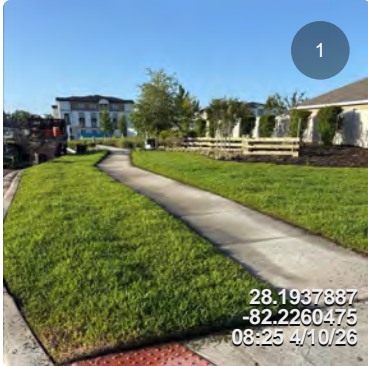


A proposal has been requested for new plant material for the center island at the main entrance DTE did do a cutback to try to help with the new growth but did not improve as shown in pictures 2 & 3.

Item 6- Turf

Assigned To: Down To Earth

Turf along the wide water way up to Sunflower Hill has shown a significant improvement in fertility and overall condition. The area is well maintained, with healthy, uniform turf quality throughout.



Turf has made improvement throughout the entrance

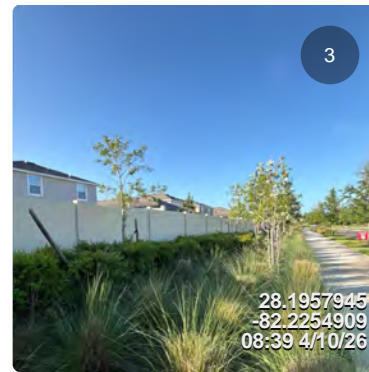
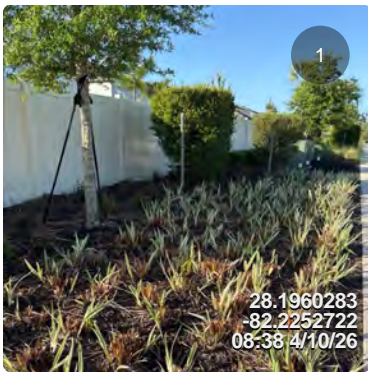
Item 7- Widewater Way

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

On Wide Waterway up to Sunflower Hill, flax lily and firebush are showing new growth following cutbacks. Along this bed, any remaining tree stakes/poles should be removed from established trees where they are broken, leaning, or no longer properly secured.

There is also evidence of herbicide overspray; crews should exercise caution when applying Roundup around tree rings to avoid damage to surrounding plant material. In addition, a dead sable palm is present and should be removed and replaced.



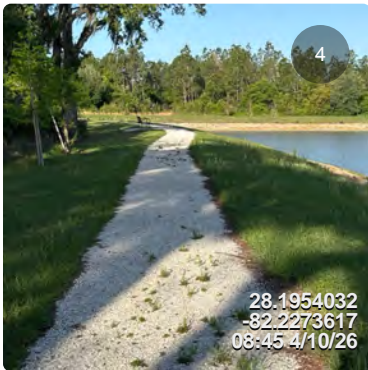
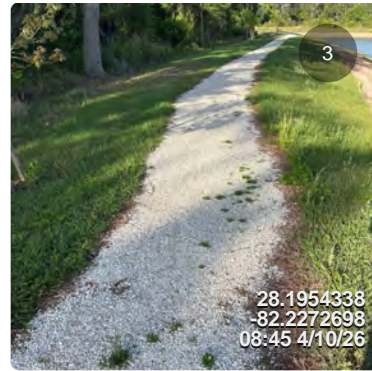
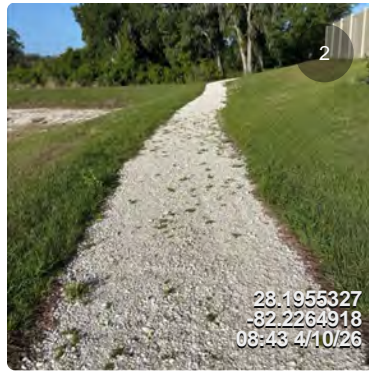
DTE has been instructed to be more caution when applying herbicide to prevent damaged to turf

Item 8- Shell Path

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

The shell path located just behind the Northwater Clubhouse has weeds growing through the surface. This area should be treated and maintained to ensure a clean, uniform appearance, as it is a regularly used path by homeowners.

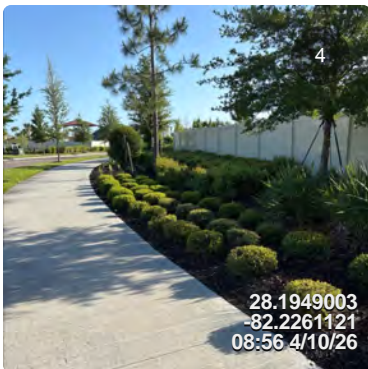
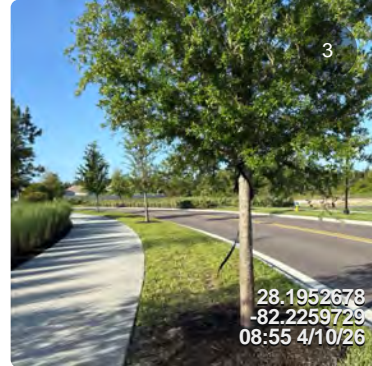
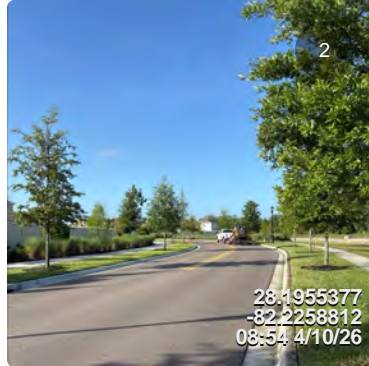
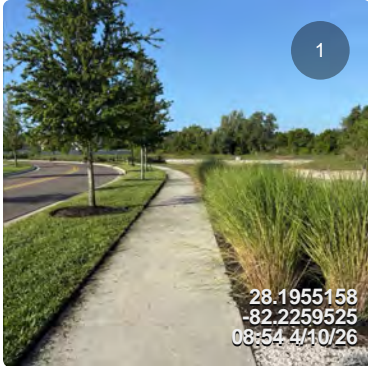


Vendor was notified; Scheduled for the week of 4/13/26

Item 9- Widewater Way

Assigned To: Down To Earth

Plant material and trees along Wide Water Way are clean and healthy, with good overall fertility. Roadways are clean and sidewalks are nicely edged. Down to Earth was on site the day of the inspection.



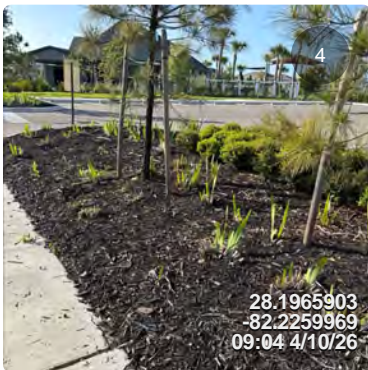
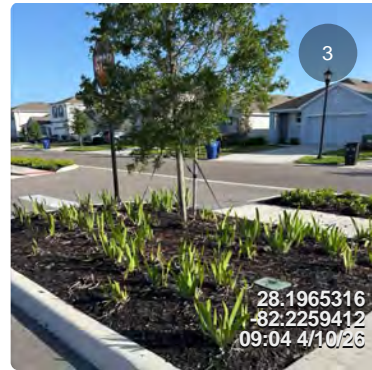
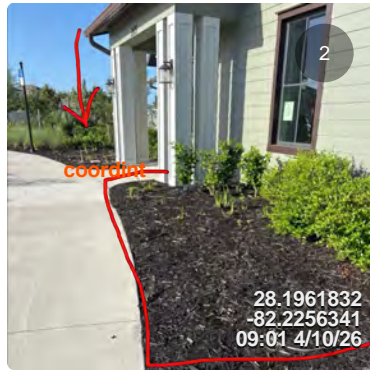
Item 10- Clubhouse Landscape

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

Flowers in front of the clubhouse are bright and vibrant, but weeds are present and should be removed. Both sides of the entrance have missing plant material that should be filled in. Previously damaged areas have recovered and are looking healthy.

At the clubhouse parking lot entrance to the right, plant material is also missing and should be filled in.



will coordinate with DTE to improve the appearance of these areas

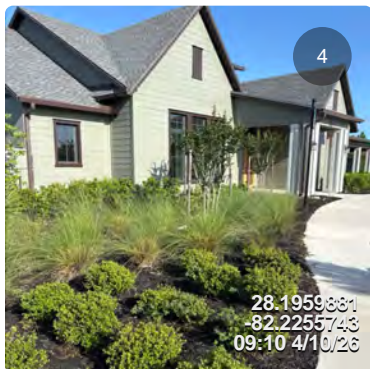
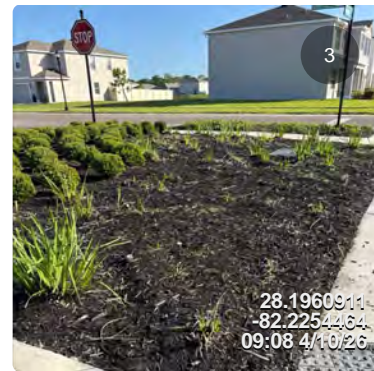
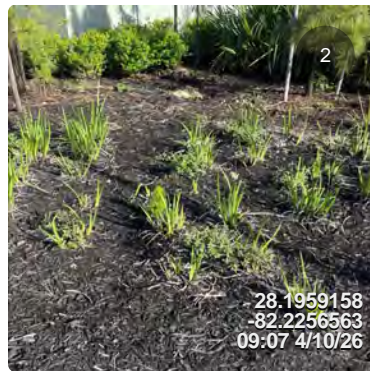
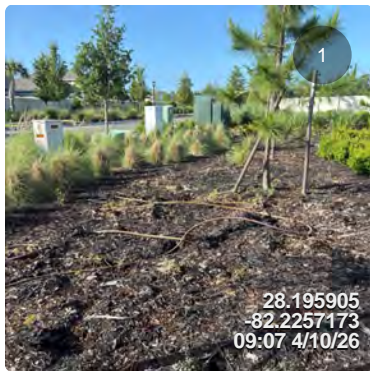
Item 11- Clubhouse Landscape

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

At the clubhouse, to the left by the lift station, there is an exposed drip line that should be removed if no longer in use or re-secured if still active. In the same area, there are open holes from plant material that was removed due to cold front damage, and this area should be filled and graded for safety. There is also missing plant material that should be replaced to restore full coverage.

At the corner of Wide Waterway and Sunflower Hill, additional plant material is missing and should be filled in as well. Overall, turf and plant material fertility remains in good condition.



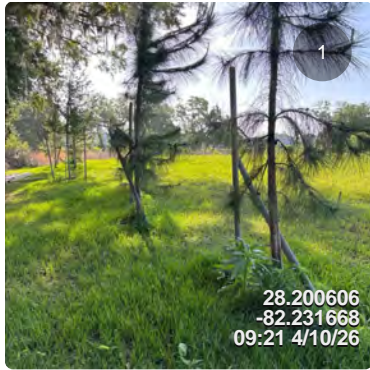
This area here was impacted by the cold weather and had no improvement will coordinate with DTE to restore this area and improve the overall landscape.

Item 12- Sunflower Hill Cul De Sac

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

At the end of Sunflower Hill at the cul-de-sac, trees have been missed and need to be weeded and formed into tree rings. There is also a dead oak tree that should be removed and replaced. Tree stakes should be removed or properly secured, as several are broken, leaning, or no longer attached to the trees. This area needs to be cleaned up.



Area identified during recent inspection with missed maintenance items.

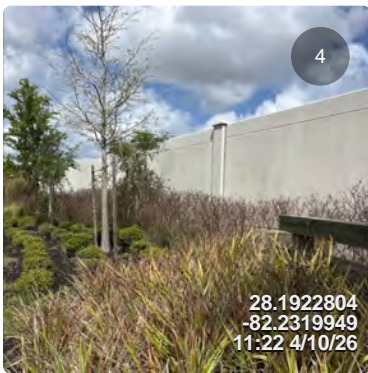
items have been documented and will be addressed through ongoing maintenance services.

Item 13- SR 56

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

Along SR-56, the beds have significant weed growth and need treatment, along with soft edging where turf is encroaching. The philodendron needs dead material cleaned out, and cold-damaged plants still require cutbacks. Torpedo grass is also present and should be treated carefully to avoid impacting new growth.



This scheduled for the week of 4/13/26

Item 14- Turf

Assigned To: Down To Earth

The turf along Childers Way up to the clubhouse has shown a significant improvement in fertility.

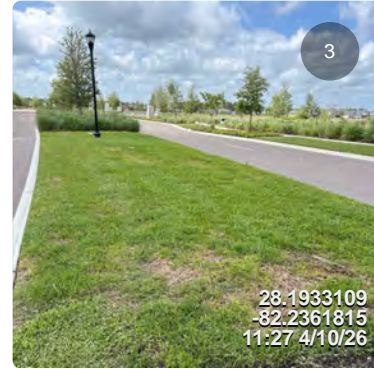
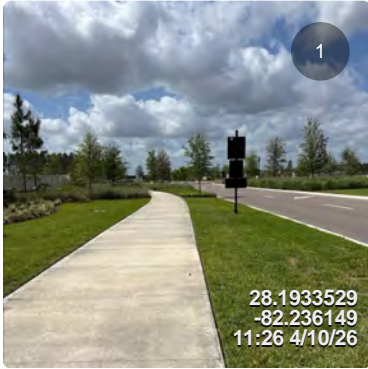


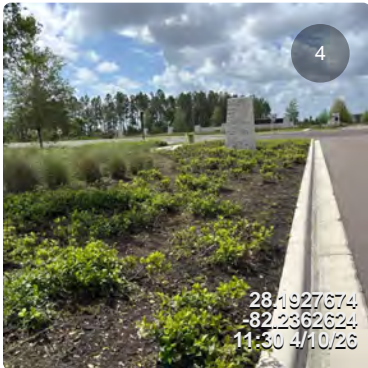
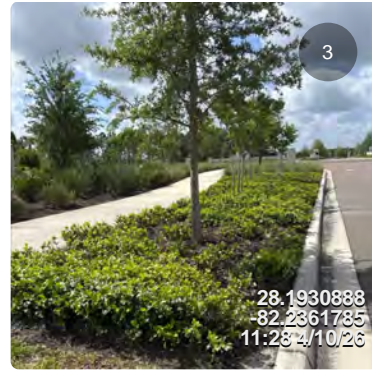
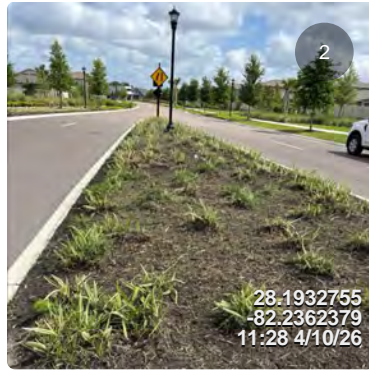
photo 3 shows a small section of struggling within otherwise healthy turf. will continue monitor the area in coordination with DTE and address through ongoing fertilization improvements or replacement as needed.

Item 15- Childers Way

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

When mowing, ensure grass clippings are not left in tree rings or mulch beds. The flax lily in the center island was recently cleaned, but weeds growing within the plant need to be removed. The Confederate jasmine has shown some improvement in certain areas; however, sections with no recovery should be removed and replaced.



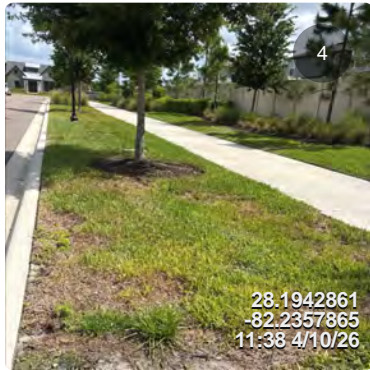
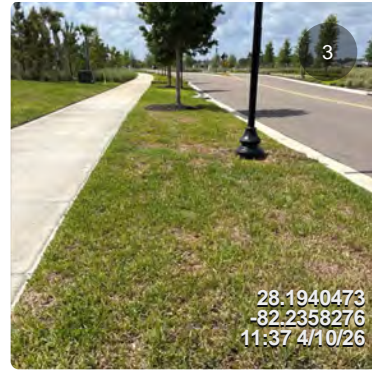
Will coordinate with DTE to replace or fill in areas that did not recover.

Item 16- Childers Way

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

Along Childers Way, the firebush is beginning to bounce back after cutbacks. Turf fertility has improved in some areas; however, there are still patches of decline and dead spots that require attention. Inspect these areas to determine the cause and address the turf conditions accordingly.



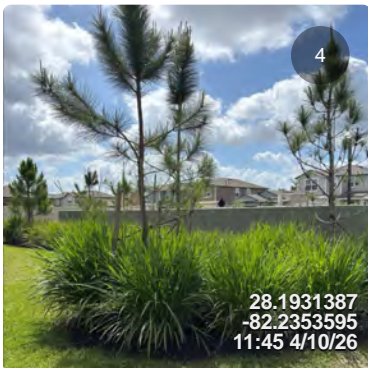
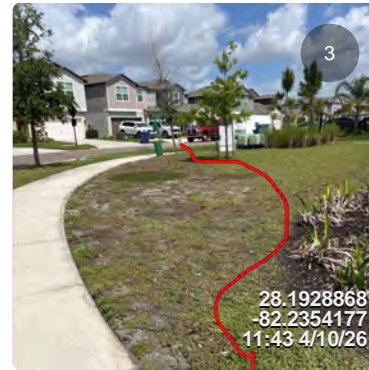
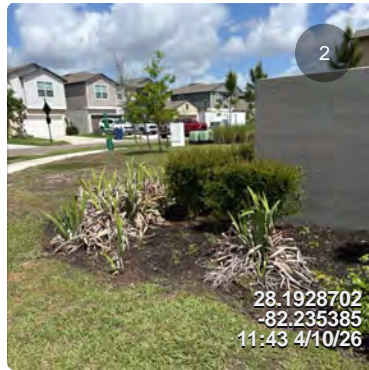
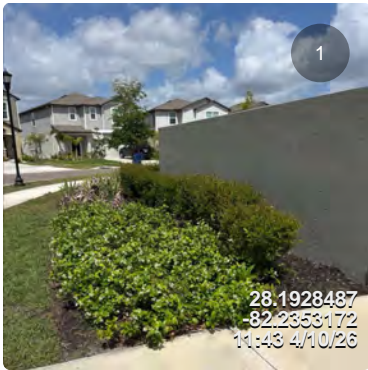
This area has been reported to DTE. we will continue monitoring conditions and evaluate for targeted remediations, including fertilization improvements or replacement where necessary.

Item 17 - Ackley Trace

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

Around the lift station, the plant material has made a good comeback from the recent cold weather; however, some plants still contain dead material that should be cleaned out or pruned to maintain a clean appearance. There is also a section of turf that is no longer Bahia and is now predominantly weeds; please send a proposal to clean this area and install new Bahia sod. Additionally, remove any unnecessary tree stakes or poles, as the trees are now established.



Work is scheduled for the week of 4/13/26

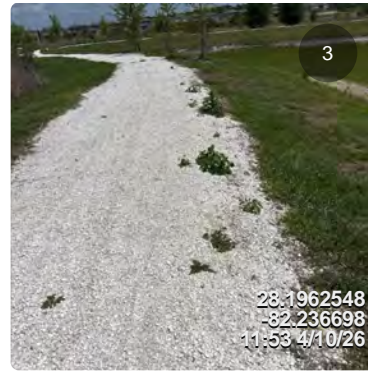
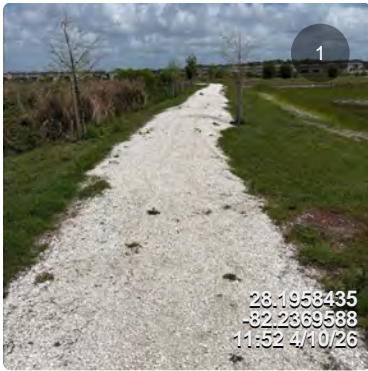
will coordinate with DTE on review of the turf area and proceed with appropriate corrective action following proposal review.

Item 18- Shell Path

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

The shell path located behind the Childers clubhouse has a significant amount of weeds growing through the shell. Its current condition is not acceptable. This area needs to be regularly maintained and kept clean as previously reported to ensure it remains presentable.



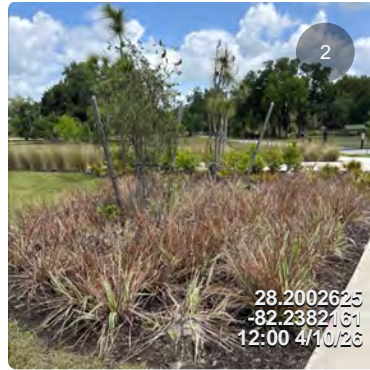
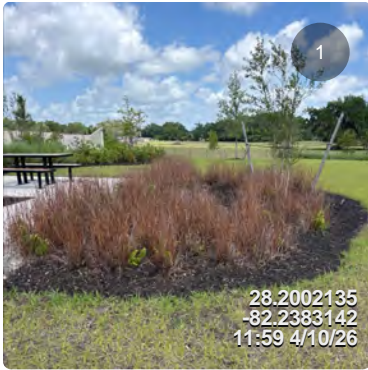
DTE was on site during inspection and scheduled to address this area same day. will follow up for completion status.

Item 19- Kircher Dr & Lanier Rd

Due By: Monday, April 27, 2026

Assigned To: Down To Earth

The fern will need to be cut back or removed if it does not bounce back. The flax lilies need dead material pruned out. There are three trees along the fence behind the houses that are leaning and need to be straightened and re-staked, along with one tree next to a home that is dead and will need to be removed and replaced.



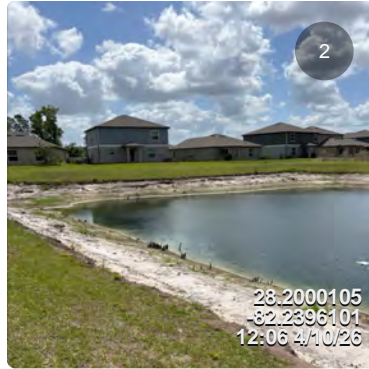
Scheduled for the week of 4/13/26

Item 20- Pond 19

Due By: Monday, April 27, 2026

Assigned To: Sitex Aquatics

The pond has some filamentous algae present, along with trash that needs to be removed.

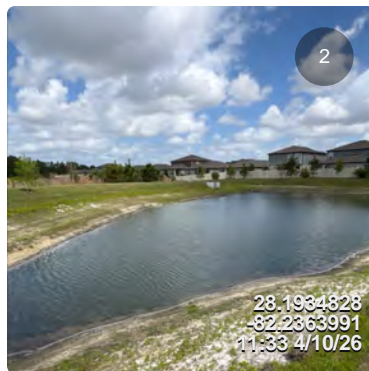
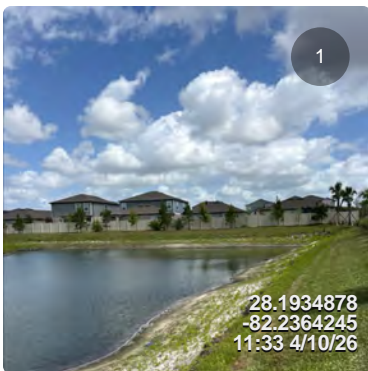


Item 21- Pond 1

Due By: Monday, April 27, 2026

Assigned To: Sitex Aquatics

The pond has shoreline weeds that need to be addressed. Water levels are currently low due to limited recent rainfall, which is making shoreline and exposed areas more visible.



Item 22- Pond 21

Due By: Monday, April 27, 2026

Assigned To: Sitex Aquatics

The pond has shoreline weeds that should be treated.

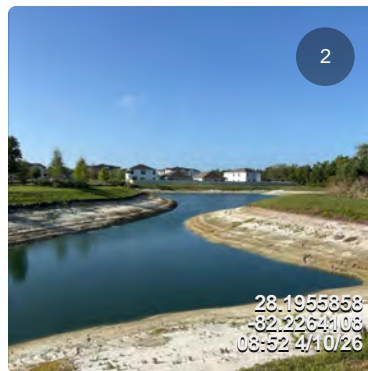
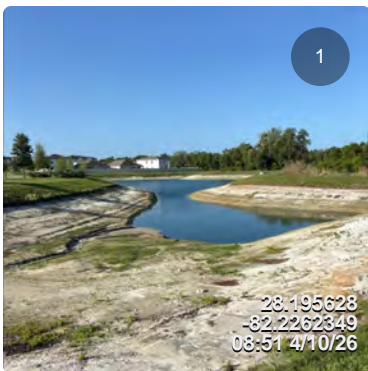


Item 23- Pond 4

Due By: Monday, April 27, 2026

Assigned To: Sitex Aquatics

The pond has shoreline weeds that need to be addressed. Water levels are currently low due to limited recent rainfall, which is making shoreline and exposed areas more visible.



Item 24- Pond 8

Due By: Monday, April 27, 2026

Assigned To: Sitex Aquatics

The pond should be treated for shoreline weeds. Additionally, there is some trash present that should be removed.

