INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers North Community Development District

May 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6
Join the meeting now

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS

Two Rivers North
Community Development District

Board of Supervisors
Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Thomas Spence, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Zook, Assistant Secretary

District Staff
Brian Lamb, District Secretary
Jayna Cooper, District Manager
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Jessy Perez, Onsite Manager
Brooke (Chapman) Jones, District Manager

Regular Meetings Agenda

Tuesday, May 19, 2026, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **May 19, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; ***Join the meeting now***

Meeting ID: *224 779 961 996 3* ***Call in (audio only)*** *+1 646-838-1601*
Passcode: *F7AZ3qT6* ***Phone Conference ID:*** *200 322 157#*

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
   A. Announcing the Number of Registered Voter Count
   B. Consideration of Resolution 2026-04 Redesignating a Qualified Public Depository
   C. Presentation of FY 2027 Proposed Budget
   D. Consideration of Resolution 2026-05 Approving Fiscal Year 2027 Proposed Budget & Setting Public Hearing
   E. Consideration of Resolution 2026-06 Setting Landowners Election and Meeting
4. **CONSENT AGENDA**
   A. Approval of the Meeting Minutes April 21, 2026
   B. Consideration of Operation and Maintenance Expenditures April 2026
   C. Acceptance of the Financials and Approval of the Check Register for April 2026
   D. Ratification of the Security System Onsite Installation North water & Childers Amenity Center Agreement
   E. Ratification of the Infrastructure Cost Sharing Agreement
   F. Ratification of the Brown & Brown Insurance Proposals

G. Ratification of the Down to Earth Landscape & Irrigation Proposal # 146023 Focal Point Replacements & Center Island Mulch

H. Ratification of the Down to Earth Landscape & Irrigation Proposal # 147807 Park Bench Parts Lockman

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

April 17, 2026

Jayna Cooper
District Manager
Inframark
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Jayna Cooper:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Hillcrest Preserve Community Development District 0
- Meadow Pointe II Community Development District 3,208
- Palmetto Ridge Community Development District 0
- Two Rivers East Community Development District 246
- Two Rivers North Community Development District 874
- Two Rivers West Community Development District 251

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE, OR REGULATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having appointed a Treasurer and other officers, is in a position to select a new public depository and to comply with the requirements for public depositors; and

WHEREAS, the Board wishes to re-designate a public depository for District funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Valley Bank, is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District's Secretary is hereby directed to take the following steps:

A. Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.

B. Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30th of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The Chair, Vice-Chair, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretaries are hereby designated as authorized signatories for the operating bank accounts of the District.

SECTION 5. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 6. This Resolution shall take effect on May 19, 2026.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2026.

ATTEST:

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Title: Secretary / Assistant Secretary

Name: Carlos de la Ossa
Title: Chairperson, Board of Supervisors

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers North
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

MAY 19, 2026

CLEAR PARTNERSHIPS

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Two Rivers North

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$1,500,047.00	$1,595,787.23
Special Assmnts- Discounts	$0.00	-$63,831.49
Other Miscellaneous Revenues	$0.00	$0.00
TOTAL REVENUES	**$1,500,047.00**	**$1,531,955.74**
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	$12,000.00	$12,000.00
Administrative Services	$5,500.00	$5,500.00
District Manager	$25,000.00	$25,000.00
ProfServ-Recording Secretary	$4,500.00	$4,500.00
Accounting Services	$12,000.00	$12,000.00
ProfServ-Dissemination Agent	$5,000.00	$5,000.00
Assessment Roll	$5,000.00	$5,000.00
Rentals & Leases	$1,200.00	$1,200.00
Website Administration	$2,400.00	$2,400.00
ProfServ-Info Technology	$1,200.00	$1,200.00
Field Services	$18,000.00	$32,000.00
District Counsel	$25,000.00	$15,000.00
District Engineer	$9,500.00	$12,500.00
ProfServ-Trustee Fees	$6,500.00	$4,300.00
Meeting Expense	$500.00	$500.00
Misc-Assessment Collection Cost	$0.00	$31,915.74
Auditing Services	$6,000.00	$5,300.00
Postage, Phone, Faxes, Copies	$1,000.00	$500.00
Legal Advertising	$3,500.00	$3,500.00
Bank Fees	$200.00	$0.00
Dues, Licenses, Subscriptions	$175.00	$175.00
Website Compliance	$1,500.00	$1,613.00
Professional Services Tax Collector	$0.00	$1,600.00
DTS - Continuing Disclosure Software Subscription	$0.00	$1,500.00
Arbitrage Reporting	$0.00	$400.00
Total Financial and Administrative	**$145,675.00**	**$184,603.74**
Insurance		
Public Officials Insurance	$2,738.00	$0.00
Insurance -Property & Casualty	$30,244.00	$0.00
Insurance - General Liability	$3,346.00	$0.00
Insurance - Crime	$500.00	$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Insurance Deductible	$2,500.00	$2,500.00
Total Insurance Premium	$0.00	$28,744.00
Total Insurance	**$39,328.00**	**$31,244.00**
Utility Services		
Utility - StreetLights	$190,000.00	$112,000.00
Utility - Electric	$45,000.00	$19,000.00
Utility - Water	$20,000.00	$31,000.00
Utility - Gas	$10,000.00	$4,600.00
Internet & Wifi	$1,800.00	$2,760.00
Total Utility Services	**$266,800.00**	**$169,360.00**
Other Physical Environment		
Aquatic Maintenance	$36,120.00	$36,120.00
Contracts - Landscape	$477,000.00	$477,000.00
R&M-Plant Replacement	$45,000.00	$45,000.00
Landscape - Mulch	$35,000.00	$50,000.00
Landscape - Annuals	$18,000.00	$30,000.00
Irrigation Maintenance	$30,000.00	$30,000.00
Tree Trimming	$10,000.00	$10,000.00
Trail Maintenance	$13,574.00	$25,000.00
Entry & Walls Maintenance	$10,000.00	$25,000.00
R&M-Boundary Walls/Fences/Monuments	$30,000.00	$30,000.00
Landscape- Storm Clean Up & Tree Removal	$35,000.00	$35,000.00
Water Trucks	$0.00	$10,000.00
Total Other Physical Environment	**$757,694.00**	**$803,120.00**
Road and Street Facilities		
Sidewalk & Pavement Repair	$30,000.00	$30,000.00
Total Road and Street Facilities	**$30,000.00**	**$30,000.00**
Parks and Recreation		
Onsite Staff	$87,550.00	$92,000.00
Payroll-Pool Monitors	$24,000.00	$17,000.00
Access Control Maintenance & Repair	$10,000.00	$10,000.00
Security System Monitoring	$12,000.00	$12,000.00
R&M-Security Cameras	$4,000.00	$4,000.00
Amenity Maintenance & Repairs	$20,000.00	$20,000.00
Contracts-Janitorial Services	$20,000.00	$34,000.00
Janitorial Services & Supplies(Dog Stations)	$3,000.00	$5,000.00
Pest Control	$2,400.00	$2,400.00
Contracts-Pool & Spa	$40,000.00	$45,000.00
R&M-Swimming Pool	$6,000.00	$10,000.00
Pool Permits	$600.00	$600.00
Special Events	$10,000.00	$20,000.00
Office Supplies	$1,000.00	$1,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Onsite Maintenance	$0.00	$7,728.00
Playground R&M	$0.00	$2,500.00
Holiday Lights	$0.00	$12,000.00
Pressure Washing	$0.00	$8,400.00
Total Parks and Recreation	**$240,550.00**	**$303,628.00**
Contingency		
Misc-Contingency	$20,000.00	$10,000.00
Total Contingency	**$20,000.00**	**$10,000.00**
TOTAL EXPENDITURES	**$1,500,047.00**	**$1,531,955.74**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**
Net change in fund balance		$0.00
FUND BALANCE, BEGINNING	$145,420.00	$217,031.16
FUND BALANCE, ENDING	**$145,420.00**	**$217,031.16**

Two Rivers North

Community Development District

Budget Overview

FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Administrative Services
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

District Manager
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

ProfServ – Recording Secretary
Inframark provides recording services with near verbatim minutes.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

ProfServ – Dissemination Agent
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Assessment Roll
The district may incur charges for providing services in line with an assessment roll or any records.

Rentals & Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings

Website Administration
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

ProfServ – Info Technology
Cost of server maintenance and technical support for CDD-related IT needs.

Field Services
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2022 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Meeting Expense
The district may incur expenses for the cost of meetings including but not limited to renting room space for district board meetings.

Misc. – Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses, Subscriptions
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Website Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Professional Services – Tax Collector
This represents the fees that the District may incur in relation to Tax Collector services.

DTS – Continuing Disclosure Software Subscription
The District may incur charges for obtaining subscriptions for the software for Disclosure Technology.

Arbitrage Reporting
The District is required to annually calculate the arbitrage rebate liability on its Series 2022 bonds.

Insurance

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Insurance – Property & Casualty
The District will incur fees to insure items owned by the district for its property needs.

Insurance – General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Deductible
District's share of expenses for insured property when a claim is filed.

Utility Services

Utility – Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility – Electric
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Utility – Water
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Utility – Gas
Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Internet & Wifi
Internet service for clubhouse and other amenity locations.

Other Physical Environment

Aquatics Maintenance
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Contracts – Landscape
Landscaping company provides maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

R&M – Plant Replacement
Cost of replacing dead or damaged plants throughout the district.

Landscape – Mulch
This is for the cost of mulch installation and services needed throughout the district.

Landscape – Annuals
This is for the cost of annuals installation and services needed throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Tree Trimming
This is for the cost of tree trimming and replacement services needed throughout the district.

Trail Maintenance
Cost of upkeep to bike paths and trails on CDD property.

Entry & Walls Maintenance
Cost of repairs and regular maintenance for entryways, walls, and gates.

R&M – Boundary Walls/Fences/Monuments
Cost of repairs and regular maintenance for walls, fences, and monuments.

Landscape – Storm Clean Up & Tree Removal
This is the cost of cleaning up after a storm and for removal of knocked down trees and other debris.

Water Trucks
Cost of repairs and regular maintenance for Water Trucks.

Budget Narrative
Fiscal Year 2027

Road and Street Facilities

Sidewalk & Pavement Repair
Cost of repairs and regular maintenance to sidewalks and pavements.

Parks and Recreation

Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Payroll – Pool Monitors
Cost of staff members to facilitate pool safety services.

Access Control Maintenance & Repair
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Security System Monitoring
Cost of CDD security personnel and equipment.

R&M – Security Cameras
Cost of repairs and maintenance of security cameras within CDD property.

Amenity Maintenance & Repairs
Cost of repairs and regular maintenance of CDD amenities.

Contracts – Janitorial Services
Cost of janitorial labor for CDD Facilities.

Janitorial Services & Supplies (Dog Stations)
Cost of janitorial supplies for CDD Facilities along with the cost of cleaning and resupplying dog waste stations.

Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Contracts – Pool & Spa
Cost of Maintenance for CDD pool facilities.

R&M – Swimming Pool
Cost of chemical pool treatments and similar such maintenance.

Pool Permits
Cost of permits required for CDD pool and spa operation as required by law.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Onsite Maintenance
Cost of upkeep and repairs to all parks and recreational facilities in the CDD.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (continued)

Playground R&M
Cost of acquisition and upkeep of playground equipment for CDD parks.

Holiday Lights
Cost of decorations and lights for major holidays (i.e., Christmas)

Pressure Washing
Cost of pressure washing services throughout the CDD property.

Contingency

Misc. – Contingency
Funds set aside for projects, as determined by the district's board.

Two Rivers North

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$0.00	$1,295,745.32
Special Assmnts- Discounts	$0.00	-$51,829.81
TOTAL REVENUES	**$1,215,334.00**	**$1,243,915.51**
EXPENDITURES		
Administrative		
Misc-Assessment Collection Cost	$0.00	$25,914.91
Total Administrative	**$0.00**	**$25,914.91**
Debt Service		
Principal Debt Retirement	$315,000.00	$330,000.00
Interest Expense	$900,334.00	$893,050.00
Total Debt Service	**$1,215,334.00**	**$1,223,050.00**
TOTAL EXPENDITURES	**$1,215,334.00**	**$1,223,050.00**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$20,865.51
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**
Net change in fund balance		$20,865.51
FUND BALANCE, BEGINNING		$1,194,910.00
FUND BALANCE, ENDING	**$0.00**	**$1,215,775.51**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	11/1/2027
Series 2022 Bonds	$17,935,000.00	$16,990,000.00

Series 2022, Special Assessment Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Annual Debt Service
11/1/2022	$18,495,000.00			$428,958.84	$428,958.84
5/1/2023	$18,495,000.00	$275,000.00	4.625%	$473,696.88	$748,696.88
11/1/2023	$18,220,000.00	$0.00		$467,337.50	$467,337.50
5/1/2024	$18,220,000.00	$285,000.00	4.625%	$467,337.50	$752,337.50
11/1/2024	$17,935,000.00	$0.00		$460,746.88	$460,746.88
5/1/2025	$17,935,000.00	$300,000.00	4.625%	$460,746.88	$760,746.88
11/1/2025	$17,635,000.00	$0.00		$453,809.38	$453,809.38
5/1/2026	$17,635,000.00	$315,000.00	4.625%	$453,809.38	$768,809.38
11/1/2026	$17,320,000.00	$0.00		$446,525.00	$446,525.00
5/1/2027	$17,320,000.00	$330,000.00	4.625%	$446,525.00	$776,525.00
11/1/2027	$16,990,000.00	$0.00		$438,893.75	$438,893.75
5/1/2028	$16,990,000.00	$345,000.00	4.875%	$438,893.75	$783,893.75
11/1/2028	$16,645,000.00	$0.00		$430,484.38	$430,484.38
5/1/2029	$16,645,000.00	$365,000.00	4.875%	$430,484.38	$795,484.38
11/1/2029	$16,280,000.00	$0.00		$421,587.50	$421,587.50
5/1/2030	$16,280,000.00	$380,000.00	4.875%	$421,587.50	$801,587.50
11/1/2030	$15,900,000.00	$0.00		$412,325.00	$412,325.00
5/1/2031	$15,900,000.00	$400,000.00	4.875%	$412,325.00	$812,325.00
11/1/2031	$15,500,000.00	$0.00		$402,575.00	$402,575.00
5/1/2032	$15,500,000.00	$420,000.00	4.875%	$402,575.00	$822,575.00
11/1/2032	$15,080,000.00	$0.00		$392,337.50	$392,337.50
5/1/2033	$15,080,000.00	$440,000.00	5.125%	$392,337.50	$832,337.50
11/1/2033	$14,640,000.00	$0.00		$381,062.50	$381,062.50
5/1/2034	$14,640,000.00	$465,000.00	5.125%	$381,062.50	$846,062.50
11/1/2034	$14,175,000.00	$0.00		$369,146.88	$369,146.88
5/1/2035	$14,175,000.00	$490,000.00	5.125%	$369,146.88	$859,146.88
11/1/2035	$13,685,000.00	$0.00		$356,590.63	$356,590.63
5/1/2036	$13,685,000.00	$515,000.00	5.125%	$356,590.63	$871,590.63
11/1/2036	$13,170,000.00	$0.00		$343,393.75	$343,393.75
5/1/2037	$13,170,000.00	$540,000.00	5.125%	$343,393.75	$883,393.75
11/1/2037	$12,630,000.00	$0.00		$329,556.25	$329,556.25
5/1/2038	$12,630,000.00	$570,000.00	5.125%	$329,556.25	$899,556.25
11/1/2038	$12,060,000.00	$0.00		$314,950.00	$314,950.00
5/1/2039	$12,060,000.00	$600,000.00	5.125%	$314,950.00	$914,950.00
11/1/2039	$11,460,000.00	$0.00		$299,575.00	$299,575.00
5/1/2040	$11,460,000.00	$635,000.00	5.125%	$299,575.00	$934,575.00
11/1/2040	$10,825,000.00	$0.00		$283,303.13	$283,303.13
5/1/2041	$10,825,000.00	$665,000.00	5.125%	$283,303.13	$948,303.13
11/1/2041	$10,160,000.00	$0.00		$266,262.50	$266,262.50
5/1/2042	$10,160,000.00	$700,000.00	5.125%	$266,262.50	$966,262.50
11/1/2042	$9,460,000.00	$0.00		$248,325.00	$248,325.00
5/1/2043	$9,460,000.00	$740,000.00	5.250%	$248,325.00	$988,325.00
11/1/2043	$8,720,000.00	$0.00		$228,900.00	$228,900.00
5/1/2044	$8,720,000.00	$780,000.00	5.250%	$228,900.00	$1,008,900.00
11/1/2044	$7,940,000.00	$0.00		$208,425.00	$208,425.00
5/1/2045	$7,940,000.00	$820,000.00	5.250%	$208,425.00	$1,028,425.00
11/1/2045	$7,120,000.00	$0.00		$186,900.00	$186,900.00
5/1/2046	$7,120,000.00	$865,000.00	5.250%	$186,900.00	$1,051,900.00
11/1/2046	$6,255,000.00	$0.00		$164,193.75	$164,193.75
5/1/2047	$6,255,000.00	$910,000.00	5.250%	$164,193.75	$1,074,193.75
11/1/2047	$5,345,000.00	$0.00		$140,306.25	$140,306.25
5/1/2048	$5,345,000.00	$960,000.00	5.250%	$140,306.25	$1,100,306.25
11/1/2048	$4,385,000.00	$0.00		$115,106.25	$115,106.25
5/1/2049	$4,385,000.00	$1,010,000.00	5.250%	$115,106.25	$1,125,106.25
11/1/2049	$3,375,000.00	$0.00		$88,593.75	$88,593.75
5/1/2050	$3,375,000.00	$1,065,000.00	5.250%	$88,593.75	$1,153,593.75
11/1/2050	$2,310,000.00	$0.00		$60,637.50	$60,637.50
5/1/2051	$2,310,000.00	$1,125,000.00	5.250%	$60,637.50	$1,185,637.50
11/1/2051	$1,185,000.00	$0.00		$31,106.25	$31,106.25
5/1/2052	$1,185,000.00	$1,185,000.00	5.250%	$31,106.25	$1,216,106.25
Total		**$18,495,000.00**		**$18,388,568.28**	**$36,883,568.28**

Two Rivers North

Community Development District

Budget Overview

FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc. – Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Two Rivers North

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One										
		O&M Assessment			Debt Service Series 2022			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	555	$1,572.20	$1,572.21	-$0.01	$1,276.60	$1,276.60	$0.00	$2,848.80	$2,848.81	-$0.01
SF 50'	368	$1,965.26	$1,965.26	$0.00	$1,595.74	$1,595.74	$0.00	$3,561.00	$3,561.00	$0.00
	923									

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the "**Board**") of the Two Rivers North Community Development District (the "**District**") prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the "**Proposed Budget**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

1. **Proposed Budget Approved**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **Setting a Public Hearing**. The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 18, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, Florida 34648.

3. **Transmittal of Proposed Budget to Local General Purpose Government**. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **Posting of Proposed Budget**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least two (2) days before the budget hearing date and shall remain on the website for at least 45 days.

5. **Publication of Notice**. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **Effective Date**. This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 19, 2026.

Attest: **Two Rivers North Community Development District**

_____ _____

Print Name:_____ Name: Carlos de la Ossa

Title: ☐Secretary/☐Assistant Secretary Title: Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers North
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

MAY 19, 2026

CLEAR PARTNERSHIPS

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Two Rivers North

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$1,500,047.00	$1,595,787.23
Special Assmnts- Discounts	$0.00	-$63,831.49
Other Miscellaneous Revenues	$0.00	$0.00
TOTAL REVENUES	**$1,500,047.00**	**$1,531,955.74**
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	$12,000.00	$12,000.00
Administrative Services	$5,500.00	$5,500.00
District Manager	$25,000.00	$25,000.00
ProfServ-Recording Secretary	$4,500.00	$4,500.00
Accounting Services	$12,000.00	$12,000.00
ProfServ-Dissemination Agent	$5,000.00	$5,000.00
Assessment Roll	$5,000.00	$5,000.00
Rentals & Leases	$1,200.00	$1,200.00
Website Administration	$2,400.00	$2,400.00
ProfServ-Info Technology	$1,200.00	$1,200.00
Field Services	$18,000.00	$32,000.00
District Counsel	$25,000.00	$15,000.00
District Engineer	$9,500.00	$12,500.00
ProfServ-Trustee Fees	$6,500.00	$4,300.00
Meeting Expense	$500.00	$500.00
Misc-Assessment Collection Cost	$0.00	$31,915.74
Auditing Services	$6,000.00	$5,300.00
Postage, Phone, Faxes, Copies	$1,000.00	$500.00
Legal Advertising	$3,500.00	$3,500.00
Bank Fees	$200.00	$0.00
Dues, Licenses, Subscriptions	$175.00	$175.00
Website Compliance	$1,500.00	$1,613.00
Professional Services Tax Collector	$0.00	$1,600.00
DTS - Continuing Disclosure Software Subscription	$0.00	$1,500.00
Arbitrage Reporting	$0.00	$400.00
Total Financial and Administrative	**$145,675.00**	**$184,603.74**
Insurance		
Public Officials Insurance	$2,738.00	$0.00
Insurance -Property & Casualty	$30,244.00	$0.00
Insurance - General Liability	$3,346.00	$0.00
Insurance - Crime	$500.00	$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Insurance Deductible	$2,500.00	$2,500.00
Total Insurance Premium	$0.00	$28,744.00
Total Insurance	**$39,328.00**	**$31,244.00**
Utility Services		
Utility - StreetLights	$190,000.00	$112,000.00
Utility - Electric	$45,000.00	$19,000.00
Utility - Water	$20,000.00	$31,000.00
Utility - Gas	$10,000.00	$4,600.00
Internet & Wifi	$1,800.00	$2,760.00
Total Utility Services	**$266,800.00**	**$169,360.00**
Other Physical Environment		
Aquatic Maintenance	$36,120.00	$36,120.00
Contracts - Landscape	$477,000.00	$477,000.00
R&M-Plant Replacement	$45,000.00	$45,000.00
Landscape - Mulch	$35,000.00	$50,000.00
Landscape - Annuals	$18,000.00	$30,000.00
Irrigation Maintenance	$30,000.00	$30,000.00
Tree Trimming	$10,000.00	$10,000.00
Trail Maintenance	$13,574.00	$25,000.00
Entry & Walls Maintenance	$10,000.00	$25,000.00
R&M-Boundary Walls/Fences/Monuments	$30,000.00	$30,000.00
Landscape- Storm Clean Up & Tree Removal	$35,000.00	$35,000.00
Water Trucks	$0.00	$10,000.00
Total Other Physical Environment	**$757,694.00**	**$803,120.00**
Road and Street Facilities		
Sidewalk & Pavement Repair	$30,000.00	$30,000.00
Total Road and Street Facilities	**$30,000.00**	**$30,000.00**
Parks and Recreation		
Onsite Staff	$87,550.00	$92,000.00
Payroll-Pool Monitors	$24,000.00	$17,000.00
Access Control Maintenance & Repair	$10,000.00	$10,000.00
Security System Monitoring	$12,000.00	$12,000.00
R&M-Security Cameras	$4,000.00	$4,000.00
Amenity Maintenance & Repairs	$20,000.00	$20,000.00
Contracts-Janitorial Services	$20,000.00	$34,000.00
Janitorial Services & Supplies(Dog Stations)	$3,000.00	$5,000.00
Pest Control	$2,400.00	$2,400.00
Contracts-Pool & Spa	$40,000.00	$45,000.00
R&M-Swimming Pool	$6,000.00	$10,000.00
Pool Permits	$600.00	$600.00
Special Events	$10,000.00	$20,000.00
Office Supplies	$1,000.00	$1,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Onsite Maintenance	$0.00	$7,728.00
Playground R&M	$0.00	$2,500.00
Holiday Lights	$0.00	$12,000.00
Pressure Washing	$0.00	$8,400.00
Total Parks and Recreation	**$240,550.00**	**$303,628.00**
Contingency		
Misc-Contingency	$20,000.00	$10,000.00
Total Contingency	**$20,000.00**	**$10,000.00**
TOTAL EXPENDITURES	**$1,500,047.00**	**$1,531,955.74**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**
Net change in fund balance		$0.00
FUND BALANCE, BEGINNING	$145,420.00	$217,031.16
FUND BALANCE, ENDING	**$145,420.00**	**$217,031.16**

Two Rivers North

Community Development District

Budget Overview

FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts
Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Administrative Services
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

District Manager
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

ProfServ – Recording Secretary
Inframark provides recording services with near verbatim minutes.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

ProfServ – Dissemination Agent
The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Assessment Roll
The district may incur charges for providing services in line with an assessment roll or any records.

Rentals & Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings

Website Administration
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

ProfServ – Info Technology
Cost of server maintenance and technical support for CDD-related IT needs.

Field Services
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Trustee Fees
The District pays US Bank an annual fee for trustee services on the Series 2022 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Meeting Expense
The district may incur expenses for the cost of meetings including but not limited to renting room space for district board meetings.

Misc. – Assessment Collection Costs
The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Auditing Services
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees
This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses, Subscriptions
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Website Compliance
Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Professional Services – Tax Collector
This represents the fees that the District may incur in relation to Tax Collector services.

DTS – Continuing Disclosure Software Subscription
The District may incur charges for obtaining subscriptions for the software for Disclosure Technology.

Arbitrage Reporting
The District is required to annually calculate the arbitrage rebate liability on its Series 2022 bonds.

Insurance

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Insurance – Property & Casualty
The District will incur fees to insure items owned by the district for its property needs.

Insurance – General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Deductible
District's share of expenses for insured property when a claim is filed.

Utility Services

Utility – Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility – Electric
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Utility – Water
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Utility – Gas
Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Internet & Wifi
Internet service for clubhouse and other amenity locations.

Other Physical Environment

Aquatics Maintenance
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Contracts – Landscape
Landscaping company provides maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

R&M – Plant Replacement
Cost of replacing dead or damaged plants throughout the district.

Landscape – Mulch
This is for the cost of mulch installation and services needed throughout the district.

Landscape – Annuals
This is for the cost of annuals installation and services needed throughout the district.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Tree Trimming
This is for the cost of tree trimming and replacement services needed throughout the district.

Trail Maintenance
Cost of upkeep to bike paths and trails on CDD property.

Entry & Walls Maintenance
Cost of repairs and regular maintenance for entryways, walls, and gates.

R&M – Boundary Walls/Fences/Monuments
Cost of repairs and regular maintenance for walls, fences, and monuments.

Landscape – Storm Clean Up & Tree Removal
This is the cost of cleaning up after a storm and for removal of knocked down trees and other debris.

Water Trucks
Cost of repairs and regular maintenance for Water Trucks.

Budget Narrative
Fiscal Year 2027

Road and Street Facilities

Sidewalk & Pavement Repair
Cost of repairs and regular maintenance to sidewalks and pavements.

Parks and Recreation

Onsite Staff
The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Payroll – Pool Monitors
Cost of staff members to facilitate pool safety services.

Access Control Maintenance & Repair
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Security System Monitoring
Cost of CDD security personnel and equipment.

R&M – Security Cameras
Cost of repairs and maintenance of security cameras within CDD property.

Amenity Maintenance & Repairs
Cost of repairs and regular maintenance of CDD amenities.

Contracts – Janitorial Services
Cost of janitorial labor for CDD Facilities.

Janitorial Services & Supplies (Dog Stations)
Cost of janitorial supplies for CDD Facilities along with the cost of cleaning and resupplying dog waste stations.

Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Contracts – Pool & Spa
Cost of Maintenance for CDD pool facilities.

R&M – Swimming Pool
Cost of chemical pool treatments and similar such maintenance.

Pool Permits
Cost of permits required for CDD pool and spa operation as required by law.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Office Supplies
Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Onsite Maintenance
Cost of upkeep and repairs to all parks and recreational facilities in the CDD.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (continued)

Playground R&M
Cost of acquisition and upkeep of playground equipment for CDD parks.

Holiday Lights
Cost of decorations and lights for major holidays (i.e., Christmas)

Pressure Washing
Cost of pressure washing services throughout the CDD property.

Contingency

Misc. – Contingency
Funds set aside for projects, as determined by the district's board.

Two Rivers North

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$0.00	$1,295,745.32
Special Assmnts- Discounts	$0.00	-$51,829.81
TOTAL REVENUES	**$1,215,334.00**	**$1,243,915.51**
EXPENDITURES		
Administrative		
Misc-Assessment Collection Cost	$0.00	$25,914.91
Total Administrative	**$0.00**	**$25,914.91**
Debt Service		
Principal Debt Retirement	$315,000.00	$330,000.00
Interest Expense	$900,334.00	$893,050.00
Total Debt Service	**$1,215,334.00**	**$1,223,050.00**
TOTAL EXPENDITURES	**$1,215,334.00**	**$1,223,050.00**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$20,865.51
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**
Net change in fund balance		$20,865.51
FUND BALANCE, BEGINNING		$1,194,910.00
FUND BALANCE, ENDING	**$0.00**	**$1,215,775.51**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	11/1/2027
Series 2022 Bonds	$17,935,000.00	$16,990,000.00

Series 2022, Special Assessment Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Annual Debt Service
11/1/2022	$18,495,000.00			$428,958.84	$428,958.84
5/1/2023	$18,495,000.00	$275,000.00	4.625%	$473,696.88	$748,696.88
11/1/2023	$18,220,000.00	$0.00		$467,337.50	$467,337.50
5/1/2024	$18,220,000.00	$285,000.00	4.625%	$467,337.50	$752,337.50
11/1/2024	$17,935,000.00	$0.00		$460,746.88	$460,746.88
5/1/2025	$17,935,000.00	$300,000.00	4.625%	$460,746.88	$760,746.88
11/1/2025	$17,635,000.00	$0.00		$453,809.38	$453,809.38
5/1/2026	$17,635,000.00	$315,000.00	4.625%	$453,809.38	$768,809.38
11/1/2026	$17,320,000.00	$0.00		$446,525.00	$446,525.00
5/1/2027	$17,320,000.00	$330,000.00	4.625%	$446,525.00	$776,525.00
11/1/2027	$16,990,000.00	$0.00		$438,893.75	$438,893.75
5/1/2028	$16,990,000.00	$345,000.00	4.875%	$438,893.75	$783,893.75
11/1/2028	$16,645,000.00	$0.00		$430,484.38	$430,484.38
5/1/2029	$16,645,000.00	$365,000.00	4.875%	$430,484.38	$795,484.38
11/1/2029	$16,280,000.00	$0.00		$421,587.50	$421,587.50
5/1/2030	$16,280,000.00	$380,000.00	4.875%	$421,587.50	$801,587.50
11/1/2030	$15,900,000.00	$0.00		$412,325.00	$412,325.00
5/1/2031	$15,900,000.00	$400,000.00	4.875%	$412,325.00	$812,325.00
11/1/2031	$15,500,000.00	$0.00		$402,575.00	$402,575.00
5/1/2032	$15,500,000.00	$420,000.00	4.875%	$402,575.00	$822,575.00
11/1/2032	$15,080,000.00	$0.00		$392,337.50	$392,337.50
5/1/2033	$15,080,000.00	$440,000.00	5.125%	$392,337.50	$832,337.50
11/1/2033	$14,640,000.00	$0.00		$381,062.50	$381,062.50
5/1/2034	$14,640,000.00	$465,000.00	5.125%	$381,062.50	$846,062.50
11/1/2034	$14,175,000.00	$0.00		$369,146.88	$369,146.88
5/1/2035	$14,175,000.00	$490,000.00	5.125%	$369,146.88	$859,146.88
11/1/2035	$13,685,000.00	$0.00		$356,590.63	$356,590.63
5/1/2036	$13,685,000.00	$515,000.00	5.125%	$356,590.63	$871,590.63
11/1/2036	$13,170,000.00	$0.00		$343,393.75	$343,393.75
5/1/2037	$13,170,000.00	$540,000.00	5.125%	$343,393.75	$883,393.75
11/1/2037	$12,630,000.00	$0.00		$329,556.25	$329,556.25
5/1/2038	$12,630,000.00	$570,000.00	5.125%	$329,556.25	$899,556.25
11/1/2038	$12,060,000.00	$0.00		$314,950.00	$314,950.00
5/1/2039	$12,060,000.00	$600,000.00	5.125%	$314,950.00	$914,950.00
11/1/2039	$11,460,000.00	$0.00		$299,575.00	$299,575.00
5/1/2040	$11,460,000.00	$635,000.00	5.125%	$299,575.00	$934,575.00
11/1/2040	$10,825,000.00	$0.00		$283,303.13	$283,303.13
5/1/2041	$10,825,000.00	$665,000.00	5.125%	$283,303.13	$948,303.13
11/1/2041	$10,160,000.00	$0.00		$266,262.50	$266,262.50
5/1/2042	$10,160,000.00	$700,000.00	5.125%	$266,262.50	$966,262.50
11/1/2042	$9,460,000.00	$0.00		$248,325.00	$248,325.00
5/1/2043	$9,460,000.00	$740,000.00	5.250%	$248,325.00	$988,325.00
11/1/2043	$8,720,000.00	$0.00		$228,900.00	$228,900.00
5/1/2044	$8,720,000.00	$780,000.00	5.250%	$228,900.00	$1,008,900.00
11/1/2044	$7,940,000.00	$0.00		$208,425.00	$208,425.00
5/1/2045	$7,940,000.00	$820,000.00	5.250%	$208,425.00	$1,028,425.00
11/1/2045	$7,120,000.00	$0.00		$186,900.00	$186,900.00
5/1/2046	$7,120,000.00	$865,000.00	5.250%	$186,900.00	$1,051,900.00
11/1/2046	$6,255,000.00	$0.00		$164,193.75	$164,193.75
5/1/2047	$6,255,000.00	$910,000.00	5.250%	$164,193.75	$1,074,193.75
11/1/2047	$5,345,000.00	$0.00		$140,306.25	$140,306.25
5/1/2048	$5,345,000.00	$960,000.00	5.250%	$140,306.25	$1,100,306.25
11/1/2048	$4,385,000.00	$0.00		$115,106.25	$115,106.25
5/1/2049	$4,385,000.00	$1,010,000.00	5.250%	$115,106.25	$1,125,106.25
11/1/2049	$3,375,000.00	$0.00		$88,593.75	$88,593.75
5/1/2050	$3,375,000.00	$1,065,000.00	5.250%	$88,593.75	$1,153,593.75
11/1/2050	$2,310,000.00	$0.00		$60,637.50	$60,637.50
5/1/2051	$2,310,000.00	$1,125,000.00	5.250%	$60,637.50	$1,185,637.50
11/1/2051	$1,185,000.00	$0.00		$31,106.25	$31,106.25
5/1/2052	$1,185,000.00	$1,185,000.00	5.250%	$31,106.25	$1,216,106.25
Total		**$18,495,000.00**		**$18,388,568.28**	**$36,883,568.28**

Two Rivers North

Community Development District

Budget Overview

FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc. – Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Two Rivers North

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One										
		O&M Assessment			Debt Service Series 2022			Total Assessments per Unit		
Product	OM Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
SF 40'	555	$1,572.20	$1,572.21	-$0.01	$1,276.60	$1,276.60	$0.00	$2,848.80	$2,848.81	-$0.01
SF 50'	368	$1,965.26	$1,965.26	$0.00	$1,595.74	$1,595.74	$0.00	$3,561.00	$3,561.00	$0.00
	923									

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING THREE (3) MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District was established on December 9, 2021, by Ordinance No. 21-40, as amended by Ordinance No. 25-49 of the Pasco County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board **Seat 1, Seat 2, and Seat 3**, are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing three (3) members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect three (3) members of the Board, to Board **Seat 1, Seat 2, and Seat 3,** will be held on **Tuesday, November 17, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34648.**

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 19, 2026.

Attest:

_____
Print Name: _____
Title: Secretary/ Assistant Secretary

Two Rivers North
Community Development District

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

Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Two Rivers North Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers North Community Development District (the **"District"**), comprised of approximately 424.745 acres in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 17, 2026
Time: 11:00 a.m.
Place: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34648

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jayna Cooper, District Manager
Run Date(s): October 23, 2026 and October 30, 2026

Instructions Relating to Landowners' Meeting of the Two Rivers North Community Development District for the Election of Members of the Board of Supervisors

Date: **Tuesday, November 17, 2026**
Time: **11:00 a.m.**
Location: **SpringHill Suites by Marriott Tampa Suncoast Parkway**
16615 Crosspointe Run
Land O'Lakes, FL 34648

Pursuant to Chapter 190, Florida Statutes, and after a community development district (the "**District**") has been established and the landowners have held their initial election, there shall be subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors of the District (the "**Board**") every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners' meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property**.** Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy.

At the landowners' meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes will receive a 4-year term and the one (1) candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Two Rivers North Community Development District
Landowners' Meeting – November 17, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Two Rivers North Community Development District to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34648, on Tuesday, November 17, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

_____ _____ _____
Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	**# of Un-platted Acreage/ or # of Platted Lots**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. *Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.*
2. *2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.*
3. *If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).*
4. *Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.*

Official Ballot for Landowners

Two Rivers North Community Development District
Landowners' Meeting – November 17, 2026
(Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Two Rivers North Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 2	_____	_____
Seat 3	_____	_____

Date: _____ Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Two Rivers North Community Development District

Landowners' Meeting – November 17, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Two Rivers North Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	**Number of Votes**
Seat 1	_____	_____
Seat 2	_____	_____
Seat 3	_____	_____

Date: _____ Signature: _____

Printed Name: _____

MINUTES OF MEETING
TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday, April 21, 2026, and called to order at 11:09 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager	
Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	*(via phone)*
Brian Lamb	VP Developer Services	
John Vericker	District Counsel	
Kathryn Hopkinson	District Counsel	
Tonja Stewart	District Engineer	*(via phone)*

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Transferring Bank to Valley

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Transferring funds to Valley Bank, was approved. 4-0

B. Acceptance of Fiscal Year 2025 Audit

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Fiscal Year 2025 Audit, was approved. 4-0

FOURTH ORDER OF BUSINESS **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/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

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

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

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Staff Reports**

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

There being no reports, the next item followed.

i. Community Inspections Report

Ms. Turkoane presented and reviewed the Community Inspections report, a copy of which was included in the agenda package.

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

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:14 a.m. 4-0

_____ _____

Jayna Cooper/Rollamay Turkoane Carlos de la Ossa
District Manager Chairperson

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ALCHEMY POOL SERVICE LLC	4/1/2026	000806	$3,000.00			POOL SERVICES
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2026	171318	$18,523.32			LANDSCAPING-A2
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2026	171311	$7,093.84			LANDSCAPING-CHILDERS
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2026	171310	$6,884.80			LANDSCAPING-NORTHWATER
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/1/2026	171317	$7,563.01		$40,064.97	LANDSCAPING
INFRAMARK LLC	4/1/2026	175454	$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	4/1/2026	175454	$458.33			ADMINISTRATION
INFRAMARK LLC	4/1/2026	175454	$7,295.83			ONSITE SERVICES-JESENIA PEREZ
INFRAMARK LLC	4/1/2026	175454	$1,500.00			FIELD MGMT
INFRAMARK LLC	4/1/2026	175454	$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	4/1/2026	175454	$416.67			ASSESSMENT ROLL
INFRAMARK LLC	4/1/2026	175454	$375.00			RECORDING SECRETARY
INFRAMARK LLC	4/1/2026	175454	$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	4/1/2026	175454	$100.00			RENTAL & LEASES
INFRAMARK LLC	4/1/2026	175454	$100.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	4/1/2026	175454	$200.00	$13,945.83	$13,945.83	WEBSITE MAINTENANCE/ADMIN
JAYMAN ENTERPRISES	4/1/2026	4496	$1,775.00			JANITORIAL MAINTENANCE & DOG STATION - NORTHWATER
JAYMAN ENTERPRISES	4/1/2026	4495	$1,725.00		$3,500.00	JANITORIAL - DOG STATION-CHILDERS
SITEX AQUATICS	4/1/2026	10933-B	$3,010.00			AQUATIC MAINTENANCE
STRALEY ROBIN VERICKER	4/17/2026	28244	$2,936.00			MAR 2026-DISTRICT COUNSEL THRU 03/31/26
TRULY NOLEN BRANCH 059	3/23/2026	590308771	$85.00			MONTHLY PEST CONTROL
TRULY NOLEN BRANCH 059	3/23/2026	590308532	$85.00		$170.00	MONTHLY PEST CONTROL
Monthly Contract Subtotal			**$66,626.80**			
Utilities						
CHARTER COMMUNICATIONS	4/7/2026	1669019040726-ACH	$110.03			ACCT #8337 13 001 1669019
NEXTERA ENERGY	3/30/2026	34726784	$6.30			GAS

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	3/18/2026	24168581-ACH	$190.89			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24167530-ACH	$270.68			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166748-ACH	$669.00			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166746-ACH	$384.89			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166505-ACH	$2.02			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166506-ACH	$27.27			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166504-ACH	$16.16			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166502-ACH	$2.02			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166498-ACH	$5.05			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166499-ACH	$21.21			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166501-ACH	$286.84			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166503-ACH	$3.03			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166497-ACH	$48.48			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166500-ACH	$50.50			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166494-ACH	$85.85			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166493-ACH	$9.09			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES SERVICE	3/18/2026	24166492-ACH	$97.97		$2,170.95	Water 02/04/26-03/06/26
TECO TAMPA ELECTRIC	3/23/2026	032326-26184-ACH	$203.09			GAS
TECO TAMPA ELECTRIC	3/23/2026	032326-19981-ACH	$63.77		$266.86	GAS 02/18/26-03/19/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2338832-ACH	$40.81			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2332690-ACH	$41.03			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2332691-ACH	$603.44			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2338828-ACH	$40.92			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2332688-ACH	$40.59			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2277327-ACH	$44.68			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2277332-ACH	$49.61			ELECTRIC 03/06/26-04/08/26

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2277333-ACH	$40.70			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2277341-ACH	$40.70			ELECTRIC 03/06/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2288834-ACH	$4,449.87			STREETLIGHTS 03/03/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2288838-ACH	$4,043.46			STREETLIGHTS 03/03/26-04/08/26
WITHLACOOCHEE RIVER ELECTRIC	4/13/2026	041326-2296250-ACH	$544.73		$9,980.54	ELECTRIC 03/06/26-04/08/26
Utilities Subtotal			**$12,534.68**			
Regular Services						
ARBITRAGE REBATE COUNSELORS, LLC DBA	3/27/2026	032726-400-2025	$400.00			ARBITRAGE REPORT 5/18/24-05/18/25 S2022
ARBITRAGE REBATE COUNSELORS, LLC DBA	3/27/2026	032726-400-2024	$400.00			ARBITRAGE REPORT 5/18/23-05/18/24 S2022
ARBITRAGE REBATE COUNSELORS, LLC DBA	3/27/2026	032726-400-2023	$400.00		$1,200.00	ARBITRAGE REPORT 5/18/22-05/18/23 S2022
CARLOS DE LA OSSA	4/21/2026	CO-042126	$200.00			BOARD 04/21/2026
DEPARTMENT OF HEALTH	4/24/2026	51-BID-8201160	$280.00			POOL PERMIT
DEPARTMENT OF HEALTH	4/24/2026	51-BID-8201158	$280.00		$560.00	POOL PERMIT
GRAU AND ASSOCIATES	4/2/2026	29190	$3,700.00			AUDIT FYE 09/30/2025
INFRAMARK LLC	4/20/2026	177190	$152.50			MEETING SPACE RENTAL 03/26
INFRAMARK LLC	4/20/2026	177190	$11.84	$164.34	$164.34	POSTAGE 03/26
KELLY ANN EVANS	4/21/2026	KE-042126	$200.00			BOARD 04/21/2026
KINGS POWER WASHING SERVICE	4/9/2026	1235	$350.00			POOL DECK CLEANING
NICHOLAS J. DISTER	4/21/2026	ND-042126	$200.00			BOARD 04/21/2026
THOMAS R. SPENCE	4/21/2026	TS-042126	$200.00			BOARD 04/21/2026
TRUIST - CC	4/9/2026	040926-1013	$32.47			HOME DEPOT-EQUIPMENT USE-LASHING STRAP, MARKERS & BATTERIES 03/13/26
TRUIST - CC	4/9/2026	040926-1013	$3.64			MOULTRIE-SECURITY MONITORING-NORTHWATER SURVEILLANCE 03/12/26
TRUIST - CC	4/9/2026	040926-1013	$33.98			MOULTRIE-SECURITY MONITORING-SURVEILLANCE FOR 2 CAMERAS 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
TRUIST - CC	4/9/2026	040926-1013	$16.02			HOME DEPOT-FACILITY UPKEEP-HEX KEY TOOL SET FOR MAINTENANCE 03/20/26
TRUIST - CC	4/9/2026	040926-1013	$89.20			HOBBY LOBBY-SPRING EVENT-EVENT GAMES 04/06/26
TRUIST - CC	4/9/2026	040926-1013	$364.00	$539.31	$539.31	SP DECORATE TAMPA-SPECIAL EVENTS-COMMUNITY EVENT BALLON DECOR 03/26/26
Regular Services Subtotal			**$7,313.65**			
Additional Services						
SITEX AQUATICS	4/1/2026	10933-B	$90.30			TEMPORARY FUEL SURCHARGE
TWO RIVERS NORTH CDD	4/9/2026	04092026-0409	$11,095.13			SERIES 2022 FY26 DS
WEISER SECURITY SERVICES INC	4/6/2026	1260497	$740.00			DEPOSIT-SECURITY MONITORING
WEISER SECURITY SERVICES INC	4/6/2026	1260498	$740.00		$1,480.00	DEPOSIT SECURITY MONITORING-WIDEWATER CYBER
Additional Services Subtotal			**$12,665.43**			
TOTAL			**$99,140.56**			

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

Invoice #000806

Issue date
Apr 1, 2026

Invoice #000806

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

Invoice Details
PDF created April 2, 2026
$3,000.00

Payment
Due April 1, 2026
$3,000.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance *Pool,Service for - (03/29/2026 - 04/25/2026)* *Two Rivers North A1 Childers* *1990 Lanier Road* *Zephyrhills, FL 33541* *Pool service for - (03/29/2026 - 04/25/2026)* *Two Rivers North A2 North-water* *2689 Widewater Way* *Zephyrhills, FL 33541*	1	$3,000.00	$3,000.00
Subtotal			$3,000.00

Total Due $3,000.00

Pay online

To pay your invoice go to https://squareup.com/u/2ULUROfr
Or open the camera on your mobile device and place the QR code in the camera's view.

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

Invoice: #171318
April 2026

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

Wesley Chapel, FL 33544

Property / Project Address
Two Rivers North CDD A2
Durand Ct.
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A2 Contract (2026) Estimate # 135181	4/1/2026	5/16/2026	Net 45	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135181 - Two Rivers North CDD A2 Contract (2026)				**$18,523.32**
LCR003: General Maintenance				**$4,751.85**
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				**$200.55**
LCR003: A2 Amenity Addendum - Start 12/4/24				**$5,211.33**
LCR003: Shell Paths Addendum - Start 12/4/24				**$612.37**
LCR003: Common Areas - Start 1/1/25				**$7,747.22**

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

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

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

Subtotal	$18,523.32
Sales Tax	$0.00
Total	**$18,523.32**
Credits/Payments	($0.00)
Balance Due	**$18,523.32**

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

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

Invoice: #171311
April 2026

Customer
Two Rivers North CDD - Childers
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address
Two Rivers North CDD - Childers
, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Childers Contract (2026) Estimate # 135185	4/1/2026	5/16/2026	Net 45	

Invoice Details

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

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

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

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

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

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

Invoice: #171310
April 2026

Customer
Two Rivers North CDD - Northwater
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address
Two Rivers North CDD - Northwater
35726 Durand Court
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Northwater Contract (2026) Estimate # 135183	4/1/2026	5/16/2026	Net 45	

Invoice Details

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

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

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

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

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

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

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

Invoice: #171317
April 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	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD A1 Contract (2026) Estimate # 135177	4/1/2026	5/16/2026	Net 45	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135177 - Two Rivers North CDD A1 Contract (2026)				**$7,563.01**
LCR003: General Maintenance				**$4,628.09**
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				**$146.27**
LCR003: Additional Amenity Center Services Start 5/31/24				**$1,686.84**
Shell Path Increased Services - Start 1/1/26				**$1,101.81**

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

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

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

Subtotal	$7,563.01
Sales Tax	$0.00
Total	**$7,563.01**
Credits/Payments	($0.00)
Balance Due	**$7,563.01**

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
175454	4/1/2026
CUSTOMER ID	**NET TERMS**
C2410	Due On Receipt
PO#	**DUE DATE**
	4/1/2026

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

Services provided for the Month of: April 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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
4/1/2026	4496

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
	March 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

Invoice

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
4/1/2026	4495

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
	March 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

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
10933-b	04/01/2026	$3,100.30	05/01/2026	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
	Additional Services	Temporary Fuel Surcharge	1	90.30	90.30

SUBTOTAL	3,100.30
TAX	0.00
TOTAL	3,100.30
BALANCE DUE	**$3,100.30**

Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

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

Inspection Report

INVOICE #: 590308771

WORK DATE: 03/23/2026

Time In: 03/23/2026 01:44:00 PM
Time Out: 03/23/2026 02:11:00 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker
License #: FL - JE363017

BILL-TO	59026712
Two Rivers North CDD Jayna Cooper 2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008	
Phone:	813-608-8242
Mobile:	813-608-8242

LOCATION	59026712
Two Rivers North CDD Jayna Cooper 1990 Lanier Rd A1 Plant City, FL 33565-7318	
Phone:	813-608-8242
Mobile:	813-608-8242

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

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for allowing Truly Nolen services. I've treated the exterior and interior perimeter. All common areas treated with liquid treatment including clubhouse office restrooms and outdoor dining and patio. Thank you again and take care

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

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

Target Pests: Ants, Bed Bugs, Cockroaches, Cricket, Earwigs, Ground Beetle, Scorpion, Seed Bug, Springtails

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

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

Inspection Report

INVOICE #: 590308532

WORK DATE: 03/23/2026

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: 03/23/2026 02:28:00 PM
Time Out: 03/23/2026 02:57:00 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

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

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

Target Pests: Ants, Cockroaches, Cricket, Earwigs, Ground Beetle, Springtails

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.
Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.

Spectrum BUSINESS

April 7, 2026
Invoice Number: 1669019040726
Account Number: **8337 13 001 1669019**
Security Code: **4366**
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

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

Summary

Service from 04/07/26 through 05/06/26 details on following pages

Previous Balance	105.34
Payments Received -Thank You!	-105.34
Remaining Balance	**$0.00**
Spectrum Business™ Internet	80.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.03
Current Charges	$110.03
YOUR AUTO PAY WILL BE PROCESSED 04/24/26	
Total Due by Auto Pay	**$110.03**

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.

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

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 07 04082026 NNNNNNNN 01 000743 0003

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

April 7, 2026
TWO RIVERS NORTH A2
Invoice Number: 1669019040726
Account Number: 8337 13 001 1669019
Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Total Due by Auto Pay **$110.03**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337130011669019001100031

TWO RIVERS NORTH A2
Invoice Number: 1669019040726
Account Number: 8337 13 001 1669019
Security Code: **4366**

Spectrum BUSINESS

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

8633 2390 DY RP 07 04082026 NNNNNNNN 01 000743 0003

Charge Details

Previous Balance		105.34
EFT Payment	03/24	-105.34
Remaining Balance		**$0.00**

Payments received after 04/07/26 will appear on your next bill.

Service from 04/07/26 through 05/06/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Premier	130.00
Promotional Discount	-60.00
Your promotional price will expire on 04/06/27	
Advanced WiFi	10.00
	$80.00
Spectrum Business™ Internet Total	$80.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 04/06/27	
	$20.00
Phone number (813) 355-4363	
	$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
Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.37
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.14
Taxes, Fees and Charges Total	$5.03

Current Charges	**$110.03**
Total Due by Auto Pay	**$110.03**

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.

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.

Continued on the next page...

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

Spectrum BUSINESS

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

www.nexteraenergyservices.com

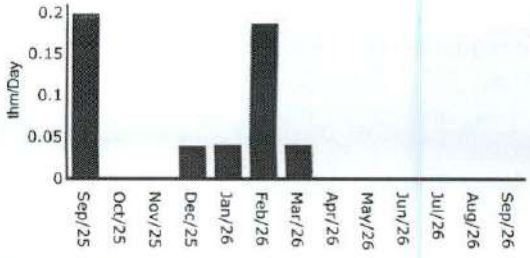
NEXTera ENERGY SERVICES

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)	$6.30
Due Date	04/20/2026

Your Average Daily Billed Usage



This period billed usage: 1 thm
Previous 13 months billed usage: 22 thm

Account summary (see second page for details)

Invoice date: Mar 30 2026, Invoice No: 34726784

Opening Balance	$17.44
Payment Received Feb 25, 2026	$-5.91
Payment Received Mar 13, 2026	$-11.53
Balance Forward	**$0.00**
Gas charges (please see over for details)	$6.30
Total Current Charges	**$6.30**
Total Amount Due	**$6.30**

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

NEXTera ENERGY SERVICES

RECEIVED
APR 03 2026
By

Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36461333	34726784	$6.30	04/20/2026	$

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

0364613333 4 00000630

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	02/18/2026 - 03/19/2026	Actual	0	1	1	1.2
					Total Usage	**1.2**

Gas Charges and Taxes	**Billing Period:** 02/18/2026 - 03/19/2026	**Units**	**Rate $**	**Total $**
	Customer Service Fee			$5.00
	Monthly Variable Rate	0.44	1.456800	$0.64
	Monthly Variable Rate	0.76	0.874800	$0.66
	Total Gas Charges and Taxes			**$6.30**

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.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

4250 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35738 LOCKMAN WAY RECLAIM**
Bill Number: 24168581
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1291525	01530465

Please use the 15-digit number below when making a payment through your bank

129152501530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	2/4/2026	1836	3/6/2026	2025	30	189

Usage History

	Reclaimed
March 2026	189
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

Transactions

Previous Bill		190.89
Payment 03/09/26		-190.89 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**

Please return this portion with payment

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Account #	1291525
Customer #	01530465
Balance Forward	0.00
Current Transactions	190.89
Total Balance Due	**$190.89**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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01530465012915259241685813000019089 5

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TWO RIVERS NORTH CDD

Service Address: **1920 WEBBSTONE WAY**

Bill Number: 24167530
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1255145	01547338

Please use the 15-digit number below when making a payment through your bank

125514501547338

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	2/4/2026	5976	3/6/2026	6244	30	268

Usage History

	Reclaimed
March 2026	268
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

Transactions

Previous Bill		397.94
Payment 03/09/26		-397.94 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	268 Thousand Gals X $1.01	270.68
Total Current Transactions		270.68
TOTAL BALANCE DUE		**$270.68**

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Account #	1255145
Customer #	01547338
Balance Forward	0.00
Current Transactions	270.68
Total Balance Due	**$270.68**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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01547338512551455241675304000027068 1

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TWO RIVERS NORTH CDD

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

Bill Number: 24166748
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1218160	01547338

Please use the 15-digit number below when making a payment through your bank

121816001547338

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	2/4/2026	1262	3/6/2026	1293	30	31
Irrig Potable	232051302	2/4/2026	413	3/6/2026	444	30	31

Usage History

	Water	
March 2026	31	31
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

Transactions

Previous Bill		390.15
Payment 03/09/26		-390.15 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		63.99
Water Tier 1	31.0 Thousand Gals X $2.18	67.58
Sewer		
Sewer Base Charge		163.47
Sewer Charges	31.0 Thousand Gals X $7.20	223.20
Irrigation		
Water Base Charge		22.37
Water Tier 1	25.0 Thousand Gals X $3.47	86.75
Water Tier 2	6.0 Thousand Gals X $6.94	41.64
Total Current Transactions		669.00
TOTAL BALANCE DUE		**$669.00**

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Account #	1218160
Customer #	01547338
Balance Forward	0.00
Current Transactions	669.00
Total Balance Due	**$669.00**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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01547338512181601241667484000066900 3

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 24166746
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1218150	01530465

Please use the 15-digit number below when making a payment through your bank

121815001530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	2/4/2026	527	3/6/2026	534	30	7
Irrig Potable	232051286	2/4/2026	630	3/6/2026	650	30	20

Usage History

	Water	
March 2026	7	20
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

Transactions

Previous Bill		364.07
Payment 03/09/26		-364.07 CR
Past Due		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	20.0 Thousand Gals X $3.47	69.40
Total Current Transactions		384.89
TOTAL BALANCE DUE		**$384.89**

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account #	1218150
Customer #	01530465
Past Due	0.00
Current Transactions	384.89
Total Balance Due	**$384.89**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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01530465012181502241667460000384892

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

4247 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2903 GARDINER LANE RECLAIM**

Bill Number: 24166505
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200805	01530465

Please use the 15-digit number below when making a payment through your bank

120080501530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	2/4/2026	229	3/6/2026	231	30	2

Usage History

	Reclaimed
March 2026	2
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

Transactions

Previous Bill		3.03
Payment 03/09/26		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X $1.01	2.02
Total Current Transactions		2.02
TOTAL BALANCE DUE		**$2.02**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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MAR 23 2026
By

Account #	1200805
Customer #	01530465
Balance Forward	0.00
Current Transactions	2.02
Total Balance Due	**$2.02**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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Pay By Phone: 1-855-786-5344

4248 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**
Bill Number: 24166506
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200810	01530465

Please use the 15-digit number below when making a payment through your bank

120081001530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	2/4/2026	742	3/6/2026	769	30	27

Usage History

	Reclaimed
March 2026	27
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

Transactions

Previous Bill		23.23
Payment 03/09/26		-23.23 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	27 Thousand Gals X $1.01	27.27
Total Current Transactions		27.27
TOTAL BALANCE DUE		**$27.27**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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RECEIVED
MAR 23 2026
By

Account #	1200810
Customer #	01530465
Balance Forward	0.00
Current Transactions	27.27
Total Balance Due	**$27.27**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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01530465012008102241665060000027276

PASCO COUNTY UTILITIES
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4233 0 1
14-92800

TWO RIVERS NORTH CDD

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

Bill Number: 24166504
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200790	01547338

Please use the 15-digit number below when making a payment through your bank

120079001547338

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	2/4/2026	662	3/6/2026	678	30	16

Usage History

	Reclaimed
March 2026	16
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

Transactions

Previous Bill		73.73
Payment 03/09/26		-73.73 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	16 Thousand Gals X $1.01	16.16
Total Current Transactions		16.16
TOTAL BALANCE DUE		**$16.16**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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MAR 23 2026
By

Account #	1200790
Customer #	01547338
Balance Forward	0.00
Current Transactions	16.16
Total Balance Due	**$16.16**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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01547338512007907241665046000016168

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4232 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: **2929 ANATA DR 1 INCH RECLAIM**
Bill Number: 24166502
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200775	01547338

Please use the 15-digit number below when making a payment through your bank

120077501547338

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	2/4/2026	301	3/6/2026	303	30	2

Usage History

	Reclaimed
March 2026	2
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

Transactions

Previous Bill		3.03
Payment 03/09/26		-3.03 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X $1.01	2.02
		2.02
Total Current Transactions		**$2.02**
TOTAL BALANCE DUE		

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Account #	1200775
Customer #	01547338
Balance Forward	0.00
Current Transactions	2.02
Total Balance Due	**$2.02**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

TWO RIVERS NORTH CDD
2005 PAN AM CIRCLE 300
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01547338512007754241665022000000202 4

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4243 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 24166498
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200655	01530465

Please use the 15-digit number below when making a payment through your bank

120065501530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	2/4/2026	441	3/6/2026	446	30	5

Usage History

	Reclaimed
March 2026	5
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

Transactions

Previous Bill		3.03
Payment 03/09/26		-3.03 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 #	1200655
Customer #	01530465
Balance Forward	0.00
Current Transactions	5.05
Total Balance Due	**$5.05**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2556 BIRNEY RUN 1. 5 INCH RECLAIM**

Bill Number: 24166499
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200690	01530465

Please use the 15-digit number below when making a payment through your bank

120069001530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	2/4/2026	716	3/6/2026	737	30	21

Usage History

	Reclaimed
March 2026	21
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

Transactions

Previous Bill		21.21
Payment 03/09/26		-21.21 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	21 Thousand Gals X $1.01	21.21
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	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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

Bill Number: 24166501
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

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	2/4/2026	10612	3/6/2026	10896	30	284

Usage History

	Reclaimed
March 2026	284
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

Transactions

Previous Bill		432.28
Payment 03/09/26		-432.28 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	284 Thousand Gals X $1.01	286.84
Total Current Transactions		286.84
TOTAL BALANCE DUE		**$286.84**

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Account #	1200710
Customer #	01530465
Balance Forward	0.00
Current Transactions	286.84
Total Balance Due	**$286.84**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
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: 24166503
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200785	01530465

Please use the 15-digit number below when making a payment through your bank

120078501530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	2/4/2026	180	3/6/2026	183	30	3

Usage History

	Reclaimed
March 2026	3
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

Transactions

Previous Bill		4.04
Payment 03/09/26		-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 #	1200785
Customer #	01530465
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	**$3.03**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**
Bill Number: 24166497
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200660	01530465

Please use the 15-digit number below when making a payment through your bank

120066001530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	2/4/2026	1445	3/6/2026	1493	30	48

Usage History

	Reclaimed
March 2026	48
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

Transactions

Previous Bill		37.37
Payment 03/09/26		-37.37 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	48 Thousand Gals X $1.01	48.48
Total Current Transactions		48.48
TOTAL BALANCE DUE		**$48.48**

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Account #	1200660
Customer #	01530465
Balance Forward	0.00
Current Transactions	48.48
Total Balance Due	**$48.48**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

Service Address: **35820 SUNFLOWER HILL DR 1 INCH RECLAIM #1**
Bill Number: 24166500
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200705	01541320

Please use the 15-digit number below when making a payment through your bank

120070501541320

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	2/4/2026	890	3/6/2026	940	30	50

Usage History

	Reclaimed
March 2026	50
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

Transactions

Previous Bill		60.60
Payment 03/09/26		-60.60 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	50 Thousand Gals X $1.01	50.50
Total Current Transactions		50.50
TOTAL BALANCE DUE		**$50.50**

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Account #	1200705
Customer #	01541320
Balance Forward	0.00
Current Transactions	50.50
Total Balance Due	**$50.50**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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4239 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**
Bill Number: 24166494
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200560	01530465

Please use the 15-digit number below when making a payment through your bank

120056001530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	2/4/2026	1376	3/6/2026	1461	30	85

Usage History

	Reclaimed
March 2026	85
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

Transactions

Previous Bill		28.28
Payment 03/09/26		-28.28 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	85 Thousand Gals X $1.01	85.85
Total Current Transactions		85.85
TOTAL BALANCE DUE		**$85.85**

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Account #	1200560
Customer #	01530465
Balance Forward	0.00
Current Transactions	85.85
Total Balance Due	**$85.85**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**
Bill Number: 24166493
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1200555	01530465

Please use the 15-digit number below when making a payment through your bank

120055501530465

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	2/4/2026	327	3/6/2026	336	30	9

Usage History

	Reclaimed
March 2026	9
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

Transactions

Previous Bill		5.05
Payment 03/09/26		-5.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	9 Thousand Gals X $1.01	9.09
Total Current Transactions		9.09
TOTAL BALANCE DUE		**$9.09**

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Account #	1200555
Customer #	01530465
Balance Forward	0.00
Current Transactions	9.09
Total Balance Due	**$9.09**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY 1.5 INCH RECLAIM**
Bill Number: 24166492
Billing Date: 3/18/2026
Billing Period: 2/4/2026 to 3/6/2026

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

Account #	Customer #
1200545	01530465

Please use the 15-digit number below when making a payment through your bank

120054501530465

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	221145061	2/4/2026	9155	3/6/2026	9252	30	97

Usage History

	Reclaimed
March 2026	97
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

Transactions

Previous Bill		210.08
Payment 03/09/26		-210.08 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	97 Thousand Gals X $1.01	97.97
Total Current Transactions		97.97
TOTAL BALANCE DUE		**$97.97**

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Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	97.97
Total Balance Due	**$97.97**
Due Date	**4/6/2026**

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

The Total Due will be electronically transferred on 04/06/2026.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE 300
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PeoplesGas.com

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

Statement Date: March 23, 2026

Amount Due:	**$203.09**

Due Date: April 13, 2026
Account #: 221009326184

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

Account Summary

Current Service Period: February 18, 2026 - March 19, 2026

Previous Amount Due	$789.09
Payment(s) Received Since Last Statement	-$789.09
Current Month's Charges	**$203.09**
Amount Due by April 13, 2026	**$203.09**

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

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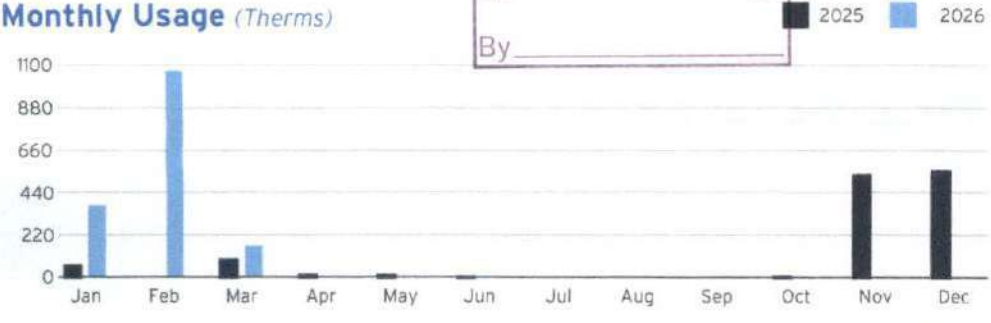
By

Monthly Usage *(Therms)*



Your Energy Insight

Your average daily THMS used was **92.86% higher** than the same period last year.

Your average daily THMS used was 83.88% lower than it was in your previous period.

Scan here to view your account online.

Ready to dig into spring?

Always contact **811** before you dig.

811 Know what's **below.** **Call** before you dig.

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

---

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

TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 221009326184
Due Date: April 13, 2026

Amount Due:	**$203.09**
Payment Amount: $ _____	

605088377666

Your account will be drafted on April 13, 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.

00006120 FTECO103242600495410 00000 02 00000000 13122 002
TWO RIVERS NORTH CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO PEOPLES GAS
AN EMERA COMPANY

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

Account #: 221009326184
Statement Date: March 23, 2026
Charges Due: April 13, 2026

Meter Read

Service Period: Feb 18, 2026 - Mar 19, 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	03/19/2026	2,464	2,324	140 CCF	1.041	1.1168	162.8 Therms	30 Days

Charge Details

Natural Gas Charges

Customer Charge		$63.00
Distribution Charge	*162.8 THMS @ $0.58434*	$95.13
Swing Service Charge	*162.8 THMS @ $0.03270*	$5.32
Florida Gross Receipts Tax		$4.64
Natural Gas Service Cost		**$168.09**

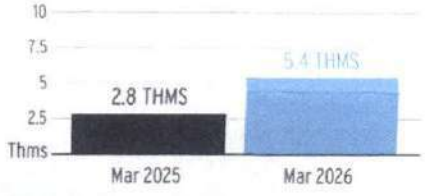
Other Fees and Charges

Miscellaneous Charges

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

Total Current Month's Charges $203.09

Avg THMS Used Per Day



Important Messages

How cold weather impacts your bill
You may have noticed your natural gas bill is higher than usual. Cold weather across the nation caused natural gas prices to rise. Visit **PeoplesGas.com/AboutMyBill** to learn more and connect with resources.

00006120-0013638-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.

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

TECO PEOPLES GAS
AN EMERA COMPANY
PeoplesGas.com

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

Statement Date: March 23, 2026

Amount Due:	**$63.77**

Due Date: April 13, 2026
Account #: 221009319981

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

Account Summary

Current Service Period: February 18, 2026 - March 19, 2026

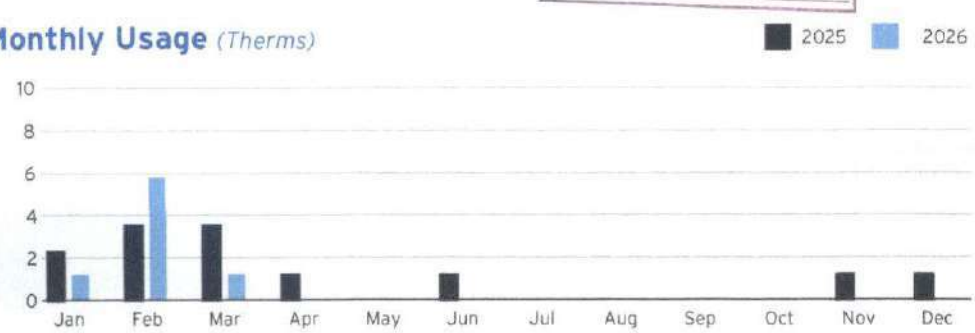
Previous Amount Due	$66.75
Payment(s) Received Since Last Statement	-$66.75
Current Month's Charges	**$63.77**
Amount Due by April 13, 2026	**$63.77**

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

RECEIVED
MAR 27 2026
By

Scan here to view your account online.

Monthly Usage *(Therms)*



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

Ready to dig into spring?
Always contact **811** before you dig.

811 Know what's below. Call before you dig.

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

TECO PEOPLES GAS
AN EMERA COMPANY

Account #: 221009319981
Due Date: April 13, 2026

Amount Due:	**$63.77**

Payment Amount: $_____

605088377646

Your account will be drafted on April 13, 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.

00006121 FTECO1032426004954l0 00000 02 00000000 13123 002
TWO RIVERS NORTH COMMUNITY DEV DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

00006121-0013640-Page 1 of 4

TECO PEOPLES GAS
AN EMERA COMPANY

Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Account #: 221009319981
Statement Date: March 23, 2026
Charges Due: April 13, 2026

Meter Read

Service Period: Feb 18, 2026 - Mar 19, 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	03/19/2026	138	137	1 CCF	1.041	1.1168	1.2 Therms	30 Days

Charge Details

Natural Gas Charges

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

Total Current Month's Charges **$63.77**

Avg THMS Used Per Day

Important Messages

How cold weather impacts your bill
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00006121-0013640-Page 2 of 4

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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

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

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

Bill Date	**04/13/2026**
Amount Due	**40.81**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	76	04/08	82				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	33	0
Mar 2026	28	0
Apr 2025	31	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 @ 0.04375	0.26	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.81
Total Due E.F.T.		40.81

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 *****

The 2025 Capital Credits assigned amount for this account is $47.00. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**40.81**
DO NOT PAY	

00023388320000040810000040810 6

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

Bill Date	04/13/2026
Amount Due	41.03
Current Charges Due	05/06/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	29300	04/08	29308				8

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	33	0
Mar 2026	28	0
Apr 2025	31	0

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

Previous Balance		40.80
Payment	40.80CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 8 KWH @ 0.06090	0.49	
Fuel Adjustment 8 KWH @ 0.04375	0.35	
FL Gross Receipts Tax	1.03	
Total Current Charges		41.03
Total Due E.F.T.		41.03

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 *****

The 2025 Capital Credits assigned amount for this account is $56.51. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

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	**04/24/2026**
TOTAL CHARGES DUE	**41.03**
DO NOT PAY	

0002332690000000410300000410305

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

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

Bill Date	**04/13/2026**
Amount Due	**603.44**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	96403	04/08	1651				5248

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	159
Mar 2026	28	138
Apr 2025	31	152

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		447.86
Payment	447.86CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 5,248 KWH @ 0.06090	319.60	
Fuel Adjustment 5,248 KWH @ 0.04375	229.60	
FL Gross Receipts Tax	15.08	
Total Current Charges		603.44
Total Due E.F.T.		603.44

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 *****

The 2025 Capital Credits assigned amount for this account is $777.95. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**603.44**
DO NOT PAY	

00023326910000603440000603440 4

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

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

Bill Date	**04/13/2026**
Amount Due	**40.92**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	57	04/08	64				7

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	0
Mar 2026	28	0
Apr 2025	31	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 7 KWH @ 0.06090	0.43	
Fuel Adjustment 7 KWH @ 0.04375	0.31	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.92
Total Due E.F.T.		40.92

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 *****

The 2025 Capital Credits assigned amount for this account is $46.76. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**40.92**
DO NOT PAY	

000233882800000409200000409201

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

Bill Date	**04/13/2026**
Amount Due	**40.59**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	58	04/08	62				4

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	0
Mar 2026	28	0
Apr 2025	31	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		40.48
Payment	40.48CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 4 KWH @ 0.06090	0.24	
Fuel Adjustment 4 KWH @ 0.04375	0.18	
FL Gross Receipts Tax	1.01	
Total Current Charges		40.59
Total Due E.F.T.		40.59

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 *****

The 2025 Capital Credits assigned amount for this account is $56.08. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**40.59**
DO NOT PAY	

0002332688000004059000004059O5

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

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

Bill Date	**04/13/2026**
Amount Due	**44.68**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	1294	04/08	1336				42

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	33	1
Mar 2026	28	1
Apr 2025	31	6

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		44.17
Payment	44.17CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 42 KWH @ 0.06090	2.56	
Fuel Adjustment 42 KWH @ 0.04375	1.84	
FL Gross Receipts Tax	1.12	
Total Current Charges		44.68
Total Due E.F.T.		44.68

2 0 1 5 8 4 8 9

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***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is $65.29. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

RECEIVED
APR 17 2026
By

District: OP07

6 - 2
2277327 **OP07**
TWO RIVERS NORTH CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**44.68**
DO NOT PAY	

00022773270000044680000044803

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

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

Bill Date	**04/13/2026**
Amount Due	**49.61**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	1751	04/08	1839				88

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	3
Mar 2026	28	3
Apr 2025	31	2

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		48.60
Payment	48.60CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 88 KWH @ 0.06090	5.36	
Fuel Adjustment 88 KWH @ 0.04375	3.85	
FL Gross Receipts Tax	1.24	
Total Current Charges		49.61
Total Due E.F.T.		49.61

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 *****

The 2025 Capital Credits assigned amount for this account is $67.29. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**49.61**
DO NOT PAY	

00022773320000049610000049610 0

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

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

Bill Date	**04/13/2026**
Amount Due	**40.70**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	121	04/08	126				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	0
Mar 2026	28	0
Apr 2025	31	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 @ 0.04375	0.22	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.70
Total Due E.F.T.		40.70

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 *****

The 2025 Capital Credits assigned amount for this account is $56.27. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**40.70**
DO NOT PAY	

00022773330000040700000040700 4

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

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

Bill Date	04/13/2026
Amount Due	40.70
Current Charges Due	05/06/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	162	04/08	167				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	0
Mar 2026	28	0
Apr 2025	31	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 @ 0.04375	0.22	
FL Gross Receipts Tax	1.02	
Total Current Charges		40.70
Total Due E.F.T.		40.70

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 *****

The 2025 Capital Credits assigned amount for this account is $56.37. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

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

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

See Reverse Side For Mailing Instructions

Use above space for address change ONLY.

Bill Date: 04/13/2026

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**40.70**
DO NOT PAY	

00022773410000040700000040700 2

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

Bill Date **04/13/2026**
Amount Due **4,449.87**
Current Charges Due **05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

2 0 1 5 8 4 8 9

Previous Balance		4,444.12
Payment	4,444.12CR	
Balance Forward		0.00
Light Energy Charge	35.84	
Light Support Charge	78.08	
Light Maintenance Charge	1,187.84	
Light Fixture Charge	1,465.60	
Light Fuel Adj 3,200 KWH @ 0.04375	140.00	
Poles(QTY 128)	1,536.00	
FL Gross Receipts Tax	6.51	
Total Current Charges		4,449.87
Total Due E.F.T.		4,449.87

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 *****

The 2025 Capital Credits assigned amount for this account is $6,111.54. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

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

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	04/24/2026
TOTAL CHARGES DUE	4,449.87
DO NOT PAY	

00022888340004449870004449870

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

Bill Date	04/13/2026
Amount Due	4,043.46
Current Charges Due	05/06/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day

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

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 @ 0.04375	127.97	
Poles(QTY 115)	1,380.00	
FL Gross Receipts Tax	5.95	
Total Current Charges		4,043.46
Total Due E.F.T.		4,043.46

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 *****

The 2025 Capital Credits assigned amount for this account is $5,553.59. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

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

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	04/24/2026
TOTAL CHARGES DUE	4,043.46
DO NOT PAY	

00022888380004043460004043460 4

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

Bill Date	**04/13/2026**
Amount Due	**544.73**
Current Charges Due	**05/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	94356	04/08	99057				4701

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	33	142
Mar 2026	28	142
Apr 2025	31	127

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		460.73
Payment	460.73CR	
Balance Forward		0.00
Customer Charge	39.16	
Energy Charge 4,701 KWH @ 0.06090	286.29	
Fuel Adjustment 4,701 KWH @ 0.04375	205.67	
FL Gross Receipts Tax	13.61	
Total Current Charges		544.73
Total Due E.F.T.		544.73

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 *****

The 2025 Capital Credits assigned amount for this account is $715.09. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/24/2026.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/13/2026

Use above space for address change ONLY.

District: OP07

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

Electronic Funds Transfer on or after	**04/24/2026**
TOTAL CHARGES DUE	**544.73**
DO NOT PAY	

00022962500000544730000544730 2

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) ("Series 2022")
Annual Arbitrage Report for the period May 18, 2024 to May 18, 2025

INVOICE

Preparation of Annual Arbitrage Report
For the above-referenced Series 2022
For the period May 18, 2024 to May 18, 2025.....$ 400.00

32 Whitemarsh 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) ("Series 2022")
Annual Arbitrage Report for the period May 18, 2023 to May 18, 2024

INVOICE

Preparation of Annual Arbitrage Report
For the above-referenced Series 2022
For the period May 18, 2023 to May 18, 2024.....$ 400.00

32 Whitemarsh 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) ("Series 2022")
Annual Arbitrage Report for the period May 18, 2022 to May 18, 2023

INVOICE

Preparation of Annual Arbitrage Report
For the above-referenced Series 2022
For the period May 18, 2022 to May 18, 2023.....$ 400.00

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: April 21, 2026

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

4-22-2026 — Date

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

REVISED 4/21/2026 11:13

Florida HEALTH

Florida Department of Health in Pasco County
Notification of Fees Due

51-BID-8201160

Permit Number
51-60-2783678

Fee Amount: $280.00
Previous Balance: $0.00
Total Amount Due: $280.00

Payment Due Date: 06/30/2026 or Upon Receipt

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Mail To: Two Rivers Ranch
2005 Pan Am Cir, Ste 300
Tampa, FL 33607

RECEIVED
APR 23 2026
By

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Two Rivers Ranch
Location: 1990 Lanier Rd,
Zephyrhills, FL 33541

Pool Volume: 56,682 gallons
Bathing Load: 66
Flow Rate: 300

Owner Information:
Name: Two Rivers North CDD
Address: 2005 Pan Am Cir, Ste 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 873-7300 Work Phone:

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **51-60-2783678** Bill ID: **51-BID-8201160**

Billing Questions call DOH-Pasco at: (727) 841-4425
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature **Date**

[Please detach this portion and RETURN with your payment]

Batch Billing ID:102379

Florida HEALTH

Florida Department of Health in Pasco County
Notification of Fees Due

51-BID-8201158

Permit Number
51-60-2762647

Fee Amount:	$280.00
Previous Balance:	$0.00
Total Amount Due:	**$280.00**

Payment Due Date: 06/30/2026 or Upon Receipt

RECEIVED
APR 23 2026
By

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Mail To: Two Rivers Amenity Center A-2 Pool
2005 Pan Am Cir, Ste 300
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:
Name: Two Rivers Amenity Center A-2 Pool
Location: 2689 Wider Water Way,
Wesley Chapel, FL 33543

Pool Volume: 59,550 gallons
Bathing Load: 67
Flow Rate: 335

Owner Information:
Name: Two Rivers North CDD
Address: 2005 Pan Am Cir, Ste 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 873-7300 Work Phone:

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: **51-60-2762647** Bill ID: **51-BID-8201158**

Billing Questions call DOH-Pasco at: (727) 841-4425
If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Pasco County
7509 State Road 52
Hudson, FL 34667

Signature **Date**

[Please detach this portion and RETURN with your payment]

Batch Billing ID:102379

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. *29190*
Date *04/02/2026*

SERVICE		AMOUNT
Audit FYE 09/30/2025		$ 3,700.00
	Current Amount Due	$ 3,700.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,700.00	0.00	0.00	0.00	0.00	3,700.00

Payment due upon receipt.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
177190	4/20/2026
CUSTOMER ID	**NET TERMS**
C2410	Due On Receipt
PO#	**DUE DATE**
	4/20/2026

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
Eric Davidson 2-19-26 SPRINGHILL SUITES LAND : meeting space: $152.50	1	Ea	152.50		152.50
Postage	16	Ea	0.74		11.84
Subtotal					**164.34**

Subtotal	$164.34
Tax	$0.00
Total Due	$164.34

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.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: April 21, 2026

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

4-22-2026 — Date

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

REVISED 4/21/2026 11:13

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

Invoice 1235

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

DATE	PLEASE PAY	DUE DATE
04/09/2026	**$350.00**	05/09/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool deck cleaning	Entrance hallway and covered area was cleaned.		350.00	350.00

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

SUBTOTAL	350.00
TAX	0.00
TOTAL	350.00
TOTAL DUE	$350.00

THANK YOU.

POOL RULES

NO DIVI
POOL M
5
1. No food or be
or on pool wet
bottled water in
allowed on the p
pool patron hydra
2. No glass or animal
pool area (or 50 fee
from unfenced Pool
3. Bathing load: 66 per
4. Pool hours: Dawn to d
5. Shower before enterin
6. Do not swallow the poo

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: April 21, 2026

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

4-22-2026

Date

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

REVISED 4/21/2026 11:13

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers North

Board Meeting Date: April 21, 2026

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

4-22-2026 — Date

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

REVISED 4/21/2026 11:13

TRUIST

TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Billing cycle 03/10/26 - 04/09/26
Account number ending in 1013

Account summary

Previous balance		$818.96
Payments & other credits	-	$818.96
Purchases & other charges	-	$539.31
Balance transfers	+	$0.00
Cash advances	+	$0.00
Interest charged	+	**$0.00**
Fees charged	+	**$0.00**
New balance		**$539.31**

Credit limit	$10,000.00
Available credit	$9,460.69
Available for cash advance	$0.00
Statement closing date	04/09/2026
Days in billing cycle	31

Payment information

New balance	$539.31
Minimum payment due	**$20.00**
Payment due date	05/04/26

Questions?

Visit
truist.com

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

International collect
910-914-8250

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

Important information

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

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
TWO RIVERS NORTH CMNTY DEV DISTRICT			**Account number ending in 1013**	**Total: -$818.96**

- B

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

RECEIVED
APR 16 2026

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	**1013**
Statement closing date	04/09/26
New balance	$539.31
Minimum payment due	**$20.00**
Payment due Date	**05/04/26**
Amount enclosed	$

480000562136800000000000000200000000000053931

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

**N0003824

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

TRUIST

TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Billing cycle 03/10/26 - 04/09/26
Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
03/23	03/23	0626032304191655	PAYMENTS - THANK YOU	-$818.96

Cardholder activity

Total cardholder new activity: $539.31

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ		**Account number ending in 8900**		**Total: $539.31**
03/12	03/12	24793386071000104997216	Moultrie Birmingham AL	$3.64
03/13	03/15	24943016073010188671405	THE HOME DEPOT #8929 ZEPHYRHILLS FL	$32.47
03/17	03/17	24793386076000706426213	Moultrie Birmingham AL	$33.98
03/20	03/22	24943016080010186133193	THE HOME DEPOT #8929 ZEPHYRHILLS FL	$16.02
03/26	03/27	24011346085100088624986	SP DECORARTE TAMPA SHOP.DECORARTFL	$364.00
04/06	04/08	24137466097200229187322	HOBBY-LOBBY #567 ZEPHYRHILLS FL	$89.20

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.

How doers get more done.

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

8929 00051 56708 03/20/26 10:26 AM
SALE SELF CHECKOUT

037103357717 9SAE8MET <A> 14.97
HUSKY SAE/MTRC FOLDING HEX KEY SETS

SUBTOTAL	14.97
SALES TAX	1.05
TOTAL	$16.02

XXXXXXXXXXXX8900 VISA
USD$ 16.02
AUTH CODE 09774G/7511174 TA
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK

8929 03/20/26 10:26 AM

8929 51 56708 03/20/2026 5103

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	06/18/2026

Moultrie Mobile

Receipt

+1 844-908-1219

Invoice number INV16043944
Date paid March 12, 2026
Payment method **********8900

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

$3.64 paid on March 12, 2026

Charge Summary

Description	Qty	Unit Price	Amount
Charge for Unlimited -- Proration plan for service period 03/11/2026-03/16/2026	1	$16.99	$3.64
		Subtotal	$3.64
		Tax	$0.00
		Invoice Total	**$3.64**

Payments, Other Charges and Credits

Date	Number	Type	Description	Applied Amount
03/12/2026	P-15420327	Payment		($3.64)
			Invoice Balance	**$0.00**

Moultrie Mobile

Receipt

+1 844-908-1219

Invoice number INV16111546
Date paid March 17, 2026
Payment method **********8900

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

$33.98 paid on March 17, 2026

Charge Summary

Description	Qty	Unit Price	Amount
Charge for Unlimited plan for service period 03/17/2026-04/16/2026	1	$16.99	$16.99
Charge for Unlimited plan for service period 03/17/2026-04/16/2026	1	$16.99	$16.99
		Subtotal	$33.98
		Tax	$0.00
		Invoice Total	**$33.98**

Payments, Other Charges and Credits

Date	Number	Type	Description	Applied Amount
03/17/2026	P-15487151	Payment		($33.98)
			Invoice Balance	**$0.00**

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

8929 00062 89185 03/13/26 08:27 AM
SALE SELF CHECKOUT

045242333592 INKZLMRKR2 <A> 1.98
MKE INKZALL FINE PNT BLK MARKER 2PK
039800068194 AA 36 PACK <A> 21.87N
ENERGIZER MAX AA 36-PACK
051643452022 1"X10' LASHI <A> 8.48N
KEEPER LASHING STRAP 1"X10' - ORANGE

SUBTOTAL	32.33
SALES TAX	0.14
TOTAL	$32.47

XXXXXXXXXXXX8900 VISA
USD$ 32.47
AUTH CODE 02735G/4622342 TA
Contactless
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARL

8929 03/13/26 08:27 AM

8929 62 89185 03/13/2026 6896

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	06/11/2026

HOBBY LOBBY

Super Savings, Super Selection!

7325 Gall Blvd
Zephyrhills, FL 33541
(813) 715-9120

S-567 R-1 T-0016 JISELA R SALE

104500000	Spring	2.39
	Spring Shop 40% ($3.99 - $1.60)	
102500000	Toys & Hobbies	35.98 YP
	2 @ 17.99 each	
102500000	Toys & Hobbies	44.99 YP

SUBTOTAL	83.36
TAX TOTAL	5.84
TOTAL	**89.20**

VISA 89.20
ACCOUNT #: **********8900
AUTH#: 03989G
ACCT: VISA INSERTED
VISA CREDIT
CARD # **********8900 EXP **/**
REF # AUTH # RESP 00
190604061042 03989G ISO 00
AID: A0000000031010
TSI: 6800 ARC: CUR:0840
TVR: 8000008000
APP: VISA CREDIT
IAD: 06011203A00000

CHANGE DUE 0.00

Number of Items Purchased: 4

Total Savings: 1.60

THANK YOU
PLEASE COME AGAIN

Visit our website at www.hobbylobby.com

0567001000160406268

04/06/26 07:06 PM

RETURN POLICY

Hobby Lobby values customer satisfaction, with or without the receipt.

WITH ORIGINAL SALES RECEIPT:
Within 90 days of purchase, we will gladly exchange the merchandise, give a store credit, or issue a refund based on the original method of payment. There will be a wait of 10 calendar days on check purchases, or merchandise credit can be issued.*

WITHOUT ORIGINAL SALES RECEIPT:
You may exchange the merchandise or be issued a merchandise credit based on the lowest selling price in the last 60 days. Valid ID is required.

*Returns or exchanges of Cricut® Machines and Sewing Machines (except Singer Stitch Quick) are prohibited unless customer presents original receipt and products are in new unopened condition.

Warranty claims must be submitted directly to manufacturer.

We reserve the right to limit or refuse to accept the return of certain products and non-receipted items.

INVOICE

Invoice Number: DAT-03162026-008
Date: April 9 2026
Client: Two Rivers North CDD
Event: Spring Decoration
Event Address: 1990 Lanier Rd, Zephyrhills FL

Description	Quantity	Unit Price	Cost
Balloon arch with flowers for a spring decoration in the colors green, blue, purple, yellow and orange	1	$230.00	$230.00
Balloon and flower garlands for the event entrance.	2	$60.00	$120.00
			$350.00
Delivery and setup			
		Total	$350.00

Payment Method
Zelle
DecorArte Tampa
decorartetampa@gmail.com

Cancellation Policy
All deposits are non-refundable. Cancellations within 7 days of the event date will result in 50% of the total being non-refundable. Cancellations within 72 hours of the event are non-refundable due to
material preparation and labor costs.
Thank you for choosing DecorArte Tampa

TWO RIVERS NORTH CDD
DISTRICT CHECK REQUEST

Today's Date	4/9/2026
Payable To	**Two Rivers North CDD**
Total Check Amount	**$11,095.13**
Check Amount	$11,095.13
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	98.92%
Net Total	2,628,044.78	100.00%	100.00%	

204

Date Received	Amount Received	53.65% Raw Numbers Operations Revenue	46.35% Raw Numbers 2022 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
11/5/2025	121.98	121.98	-	-	TRNOR11052025 11/11/2025	1538	Interest
11/5/2025	1,951.21	1,046.90	904.31	-	TRNOR11052025 11/11/2025	1538	
11/6/2025	12,107.00	6,495.86	5,611.14	-	Ck #21130 - 10/27/25 11/11/2025	1538	Excess
11/7/2025	0.03	0.03	-	-	TRNOR11072025 11/11/2025	1538	Interest
11/13/2025	62,193.85	33,369.32	28,824.53	-	TRNOR11132025 11/17/2025	1532	
11/15/2025	44,053.98	23,636.61	20,417.37	-	TRNOR11152025 11/24/2025	1538	
11/25/2025	30,449.07	16,337.06	14,112.01	-	TRNOR11252025 12/05/2025	1548	
12/4/2025	2,268,133.15	1,216,938.15	1,051,195.00	-	TRNOR12042025 12/05/2025	1548	
12/11/2025	58,306.75	31,283.75	27,023.00	-	TRNOR12112025 12/15/2025	1550	
12/17/2025	38,377.03	20,590.71	17,786.32	-	TRNOR12172025 12/18/2025	1558	
1/8/2026	31,078.22	16,674.63	14,403.59	-	TRNOR01082026 01/09/2026	1569	
1/8/2026	1,983.17	1,064.04	919.13	-	TRNOR01082026 INT 01/09/2026	1569	Interest
2/10/2026	20,501.84	11,000.00	9,501.84	-	TRNOR02102026 02/10/2026	1579	
3/11/2026	20,677.32	11,094.15	9,583.17	-	TRNOR03112026 03/11/2026	1606	
4/8/2026	23,939.65	12,844.52	11,095.13	-	TRNOR04082026 04/09/2026		
4/8/2026	93.69	93.69	-	-	TRNOR04082026 INT 04/09/2026		Interest
		-	-	-			
		-	-	-			
TOTAL	**2,613,967.94**	**1,402,591.40**	**1,211,376.54**				
Net Total on Roll	2,628,044.78	$ 1,410,044.18	$ 1,218,000.60				
Collection Surplus / (Deficit)	(28,289.02)	(15,134.70)	(13,154.33)				

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1260497
DATE	04/06/26

CUSTOMER

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

SERVICE LOCATION

Two Rivers North CDD Lanier - Cyber
1990 Lanier Road
Zephyrhills, FL 33541

TERMS:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171787	

Description	Quantity	Unit of Measure	Price	Amount
50% for monitoring speaker installation	0.50	Each	1,480.00	740.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	740.00
Sales Tax	55.50
TOTAL	$795.50

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

Customer No.	4171787
Job No.	1080239
Invoice No.	1260497
Invoice Date	04/06/26
Amount Due	$795.50
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1260498
DATE	04/06/26

CUSTOMER

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

SERVICE LOCATION

Two Rivers North CDD - Widewater Cyber
2689 Widewater Way
Zephyrhills, FL 33541

TERMS:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171787	

Description	Quantity	Unit of Measure	Price	Amount
50% deposit for speaker installation	0.50	Each	1,480.00	740.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	740.00
Sales Tax	55.50
TOTAL	$795.50

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

Customer No.	4171787
Job No.	1080240
Invoice No.	1260498
Invoice Date	04/06/26
Amount Due	$795.50
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers North Community Development District

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	$ 808,619	$ -	$ -	$ -	$ -	$ 808,619
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	4,886	-	-	4,886
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	1,398,155	-	-	-	1,398,155
Deposits	3,787	-	-	-	-	3,787
Utility Deposits	318,726	-	-	-	-	318,726
Fixed Assets						
Construction Work In Process	-	-	-	21,775,363	-	21,775,363
Amount Avail In Debt Services	-	-	-	-	2,007,094	2,007,094
Amount To Be Provided	-	-	-	-	15,627,906	15,627,906
TOTAL ASSETS	**$ 1,131,132**	**$ 2,007,094**	**$ 4,924**	**$ 21,775,363**	**$ 17,635,000**	**$ 42,553,513**
LIABILITIES						
Accounts Payable	$ 9,727	$ -	$ -	$ -	$ -	$ 9,727
Due To Developer	318,726	-	-	-	-	318,726
Deferred Revenue	97,000	-	-	-	-	97,000
Bonds Payable	-	-	-	-	17,635,000	17,635,000
Due To Other Funds	38	-	-	-	-	38
TOTAL LIABILITIES	**425,491**	**-**	**-**	**-**	**17,635,000**	**18,060,491**

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	2,007,094	-	-	-	2,007,094
Capital Projects	-	-	4,924	-	-	4,924
Unassigned:	705,641	-	-	21,775,363	-	22,481,004
TOTAL FUND BALANCES	**705,641**	**2,007,094**	**4,924**	**21,775,363**	**-**	**24,493,022**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,131,132**	**$ 2,007,094**	**$ 4,924**	**$ 21,775,363**	**$ 17,635,000**	**$ 42,553,513**

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 7,630	$ 7,630	0.00%
Special Assmnts- Tax Collector	1,500,047	1,402,591	(97,456)	93.50%
Other Miscellaneous Revenues	-	2,150	2,150	0.00%
TOTAL REVENUES	**1,500,047**	**1,412,371**	**(87,676)**	**94.16%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	4,800	7,200	40.00%
ProfServ - Dissemination Services	5,000	4,417	583	88.34%
ProfServ - Technology Services	1,200	700	500	58.33%
ProfServ - Recording Secretary	4,500	2,625	1,875	58.33%
ProfServ-Tax Collector	-	1,594	(1,594)	0.00%
Trustee Fees	6,500	3,030	3,470	46.62%
ProfServ - Field Services	18,000	10,500	7,500	58.33%
ProfServ - Assessment Roll	5,000	2,917	2,083	58.34%
District Counsel	25,000	19,665	5,335	78.66%
District Engineer	9,500	1,682	7,818	17.71%
ProfServ - Administrative Services	5,500	3,208	2,292	58.33%
ProfServ - District Manager	25,000	14,583	10,417	58.33%
ProfServ - Accounting Services	12,000	7,000	5,000	58.33%
Auditing Services	6,000	5,200	800	86.67%
ADA Website Compliance	1,500	3,325	(1,825)	221.67%
Postage, Phone, Faxes, Copies, Mailings	1,000	330	670	33.00%
ProfServ - Rentals & Leases	1,200	1,271	(71)	105.92%
General Liability Insurance	3,346	3,652	(306)	109.15%
Public Officials Insurance	2,738	2,580	158	94.23%
Property & Casualty Insurance	30,244	28,702	1,542	94.90%
Crime Insurance	500	-	500	0.00%
Insurance - Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	786	2,714	22.46%
Bank Fees	200	1,836	(1,636)	918.00%
Meeting Expense	500	479	21	95.80%
ProfServ - Website Administration	2,400	1,200	1,200	50.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	185,003	126,257	58,746	68.25%
Electric Utility Services				
Internet	1,800	1,460	340	81.11%
Water Utility Services	20,000	15,673	4,327	78.37%
Gas	10,000	2,686	7,314	26.86%
Electric Utility Services	45,000	9,756	35,244	21.68%
Streetlights	190,000	59,400	130,600	31.26%
Total Electric Utility Services	266,800	88,975	177,825	33.35%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
Other Physical Environment				
Wildlife Control	9,000	-	9,000	0.00%
Debris Cleanup	9,000	735	8,265	8.17%
Contracts - Landscape	477,000	273,428	203,572	57.32%
Landscape - Plant Replacement Program	45,000	5,767	39,233	12.82%
Boundary Walls Maintenance	30,000	-	30,000	0.00%
Landscape - Annuals	18,000	15,186	2,814	84.37%
Landscape - Mulch	35,000	44,057	(9,057)	125.88%
Trail Maintenance	13,574	20,789	(7,215)	153.15%
Tree Trimming	10,000	5,070	4,930	50.70%
Irrigation Maintenance	30,000	5,273	24,727	17.58%
Entry/Gate/Walls Maintenance	10,000	7,712	2,288	77.12%
Aquatic Maintenance - Contract	36,120	21,070	15,050	58.33%
Total Other Physical Environment	722,694	399,087	323,607	55.22%
Road and Street Facilities				
Sidewalk, Pavement, Signage Repairs	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
Parks and Recreation				
Pool - Onsite Monitor	24,000	-	24,000	0.00%
Pest Control - Amenity	2,400	1,870	530	77.92%
Contract - Facility Janitorial	20,000	26,500	(6,500)	132.50%
Pool - Contract	40,000	24,080	15,920	60.20%
Security Monitoring Services	12,000	55	11,945	0.46%
Amenity Onsite Staff	87,550	51,071	36,479	58.33%
Facility Janitorial Supplies/Other	3,000	1,201	1,799	40.03%
Pool - R&M	6,000	-	6,000	0.00%
Amenity R&M	20,000	2,167	17,833	10.84%
Security Camera R&M	4,000	2,960	1,040	74.00%
Access Control R&M	10,000	3,093	6,907	30.93%
Special Events	10,000	6,521	3,479	65.21%
Office Supplies	1,000	296	704	29.60%
Pool Permits	600	560	40	93.33%
Total Parks and Recreation	240,550	120,374	120,176	50.04%
Contingency				
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Miscellaneous Contingency	20,000	13,387	6,613	66.94%
Total Contingency	55,000	13,387	41,613	24.34%
TOTAL EXPENDITURES	**1,500,047**	**748,080**	**751,967**	**49.87%**
Excess (deficiency) of revenues Over (under) expenditures	-	664,291	664,291	0.00%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 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
OTHER FINANCING SOURCES (USES)				
Capital Contributions-Private	-	198	198	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**198**	**198**	**0.00%**
Net change in fund balance	$ -	$ 664,489	$ 664,489	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**41,152**		
FUND BALANCE, ENDING		**$ 705,641**		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2026

Series 2022 Debt Service Fund (204)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 29,723	$ 29,723	0.00%
Special Assmnts- Tax Collector	-	1,211,377	1,211,377	0.00%
Special Assmnts- CDD Collected	1,215,334	-	(1,215,334)	0.00%
TOTAL REVENUES	**1,215,334**	**1,241,100**	**25,766**	**102.12%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	315,000	-	315,000	0.00%
Interest Expense	900,334	453,809	446,525	50.40%
Total Debt Service	1,215,334	453,809	761,525	37.34%
TOTAL EXPENDITURES	**1,215,334**	**453,809**	**761,525**	**37.34%**
Excess (deficiency) of revenues Over (under) expenditures	-	787,291	787,291	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,219,803**		
FUND BALANCE, ENDING		**$ 2,007,094**		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2026

Series 2022 Capital Projects Fund (304)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 97	$ 97	0.00%
TOTAL REVENUES	**-**	**97**	**97**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	97	97	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**4,827**		
FUND BALANCE, ENDING		**$ 4,924**		

Bank Account Statement

Two Rivers North CDD

Bank Account No.	5652		
Statement No.	04_26	**Statement Date**	04/30/2026

G/L Account No. 101001 Balance	808,618.95	**Statement Balance**	809,568.95
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	809,568.95
Subtotal	808,618.95	**Outstanding Checks**	-950.00
Negative Adjustments	0.00	**Ending Balance**	808,618.95
Ending G/L Balance	808,618.95		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/08/2026		JE000894	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	23,939.65	23,939.65	0.00
04/08/2026		JE000895	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	93.69	93.69	0.00
04/13/2026		JE000896	Other Miscellaneous Revenues	Amanda Isabel Osuna - Ck #177 03/08/2026 - Key Fob - 35630 Kinsey Point	25.00	25.00	0.00
04/13/2026		JE000897	Other Miscellaneous Revenues	35686 Kinsey Point - Ck #9602607651 03/12/2026 - Clubhouse Rental - 35686 K	100.00	100.00	0.00
04/13/2026		JE000898	Other Miscellaneous Revenues	Yi-Hsuan Cheng - Ck #144 03/12/2026 - Northwater Clubhouse Rental	50.00	50.00	0.00
04/13/2026		JE000899	Other Miscellaneous Revenues	Pamela Guerra - MO #19-821385028 03/30/2026 - Childers Key Fob - 35033 G	25.00	25.00	0.00
04/22/2026		JE000900	Tree Trimming	Down to Earth - Ck #31423	1,271.05	1,271.05	0.00
04/29/2026		JE000901	Other Miscellaneous Revenues	Juan Luzuriaga - Ck #159 03/20/2026 - Key Fob	25.00	25.00	0.00
04/29/2026		JE000902	Other Miscellaneous Revenues	Tabatha M. Goughneour - Ck #0463827925 03/26/2026 - Key Fobs	50.00	50.00	0.00
04/29/2026		JE000903	Other Miscellaneous Revenues	Kaushal M. Patel - Ck #129 04/09/2026 - Key Fob	25.00	25.00	0.00
04/29/2026		JE000904	Other Miscellaneous Revenues	Ojochogwu Atawodi-Alhassan - Ck #1001 04/14/2026 - Key Fob	25.00	25.00	0.00
04/30/2026		JE000906	Interest - Investments	Interest Revenue 04/26	1,100.92	1,100.92	0.00
Total Deposits					26,730.31	26,730.31	0.00
Checks							
							0.00
03/10/2026	Payment	1603	SPEAREM ENTERPRISES, LLC	Check for Vendor V00076	-225.00	-225.00	0.00

Bank Account No. 5652
Statement No. 04_26 **Statement Date** 04/30/2026

03/18/2026	Payment	1609	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
03/18/2026	Payment	1611	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
04/06/2026	Payment	300360	PASCO COUNTY UTILITIES SERVICE	Inv: 24167530-ACH	-270.68	-270.68	0.00
04/06/2026	Payment	300361	PASCO COUNTY UTILITIES SERVICE	Inv: 24166748-ACH	-669.00	-669.00	0.00
04/06/2026	Payment	300362	PASCO COUNTY UTILITIES SERVICE	Inv: 24166504-ACH	-16.16	-16.16	0.00
04/06/2026	Payment	300363	PASCO COUNTY UTILITIES SERVICE	Inv: 24166502-ACH	-2.02	-2.02	0.00
04/06/2026	Payment	300364	PASCO COUNTY UTILITIES SERVICE	Inv: 24166494-ACH	-85.85	-85.85	0.00
04/06/2026	Payment	300365	PASCO COUNTY UTILITIES SERVICE	Inv: 24166493-ACH	-9.09	-9.09	0.00
04/06/2026	Payment	300366	PASCO COUNTY UTILITIES SERVICE	Inv: 24166492-ACH	-97.97	-97.97	0.00
04/06/2026	Payment	300367	PASCO COUNTY UTILITIES SERVICE	Inv: 24168581-ACH	-190.89	-190.89	0.00
04/06/2026	Payment	300368	PASCO COUNTY UTILITIES SERVICE	Inv: 24166746-ACH	-384.89	-384.89	0.00
04/06/2026	Payment	300369	PASCO COUNTY UTILITIES SERVICE	Inv: 24166498-ACH	-5.05	-5.05	0.00
04/06/2026	Payment	300370	PASCO COUNTY UTILITIES SERVICE	Inv: 24166499-ACH	-21.21	-21.21	0.00
04/06/2026	Payment	300371	PASCO COUNTY UTILITIES SERVICE	Inv: 24166501-ACH	-286.84	-286.84	0.00
04/06/2026	Payment	300372	PASCO COUNTY UTILITIES SERVICE	Inv: 24166503-ACH	-3.03	-3.03	0.00
04/06/2026	Payment	300373	PASCO COUNTY UTILITIES SERVICE	Inv: 24166505-ACH	-2.02	-2.02	0.00
04/06/2026	Payment	300374	PASCO COUNTY UTILITIES SERVICE	Inv: 24166506-ACH	-27.27	-27.27	0.00
04/06/2026	Payment	300375	PASCO COUNTY UTILITIES SERVICE	Inv: 24166497-ACH	-48.48	-48.48	0.00
04/06/2026	Payment	300376	PASCO COUNTY UTILITIES SERVICE	Inv: 24166500-ACH	-50.50	-50.50	0.00
04/13/2026	Payment	300377	TECO TAMPA ELECTRIC	Inv: 032326-26184-ACH	-203.09	-203.09	0.00
04/13/2026	Payment	300378	TECO TAMPA ELECTRIC	Inv: 032326-19981-ACH	-63.77	-63.77	0.00
04/13/2026	Payment	1616	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,000.00	-3,000.00	0.00
04/13/2026	Payment	1617	GRAU AND ASSOCIATES	Check for Vendor V00028	-3,700.00	-3,700.00	0.00
04/13/2026	Payment	1618	INFRAMARK LLC	Check for Vendor V00016	-13,945.83	-13,945.83	0.00
04/13/2026	Payment	1619	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,500.00	-3,500.00	0.00
04/13/2026	Payment	1620	NEXTERA ENERGY	Check for Vendor V00059	-6.30	-6.30	0.00
04/13/2026	Payment	1621	SITEX AQUATICS	Check for Vendor V00026	-3,100.30	-3,100.30	0.00
04/13/2026	Payment	1622	TRULY NOLEN BRANCH 059	Check for Vendor V00046	-170.00	-170.00	0.00
04/13/2026	Payment	1623	TWO RIVERS NORTH CDD	Check for Vendor V00008	-11,095.13	-11,095.13	0.00
04/17/2026	Payment	1624	ARBITRAGE REBATE COUNSELORS, LLC DBA	Check for Vendor V00098	-1,200.00	-1,200.00	0.00

Bank Account No. 5652
Statement No. 04_26 **Statement Date** 04/30/2026

04/17/2026	Payment	1625	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00025	-40,064.97	-40,064.97	0.00
04/17/2026	Payment	1627	WEISER SECURITY SERVICES INC	Check for Vendor V00097	-1,480.00	-1,480.00	0.00
04/22/2026	Payment	300379	TRUIST - CC	Inv: 040926-1013	-539.31	-539.31	0.00
04/23/2026	Payment	1628	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
04/23/2026	Payment	1629	INFRAMARK LLC	Check for Vendor V00016	-164.34	-164.34	0.00
04/23/2026	Payment	1632	STRALEY ROBIN VERICKER	Check for Vendor V00007	-2,936.00	-2,936.00	0.00
04/24/2026	Payment	300380	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2332690-ACH	-41.03	-41.03	0.00
04/24/2026	Payment	300381	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2332691-ACH	-603.44	-603.44	0.00
04/24/2026	Payment	300382	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2338828-ACH	-40.92	-40.92	0.00
04/24/2026	Payment	300383	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2338832-ACH	-40.81	-40.81	0.00
04/24/2026	Payment	300384	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2277327-ACH	-44.68	-44.68	0.00
04/24/2026	Payment	300385	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2277332-ACH	-49.61	-49.61	0.00
04/24/2026	Payment	300386	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2277333-ACH	-40.70	-40.70	0.00
04/24/2026	Payment	300387	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2277341-ACH	-40.70	-40.70	0.00
04/24/2026	Payment	300388	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2288834-ACH	-4,449.87	-4,449.87	0.00
04/24/2026	Payment	300389	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2288838-ACH	-4,043.46	-4,043.46	0.00
04/24/2026	Payment	300390	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2296250-ACH	-544.73	-544.73	0.00
04/24/2026	Payment	300391	WITHLACOOCHEE RIVER ELECTRIC	Inv: 041326-2332688-ACH	-40.59	-40.59	0.00
04/24/2026	Payment	300392	CHARTER COMMUNICATIONS	Inv: 1669019040726-ACH	-110.03	-110.03	0.00
04/21/2026		JE000905	Bank Fees	Service Charge 04/26	-293.05	-293.05	0.00
Total Checks					-98,548.61	-98,548.61	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/17/2026	Payment	1626	KINGS POWER WASHING SERVICE	Check for Vendor V00050	-350.00
04/23/2026	Payment	1630	KELLY ANN EVANS	Check for Vendor V00014	-200.00
04/23/2026	Payment	1631	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
04/23/2026	Payment	1633	THOMAS R. SPENCE	Check for Vendor V00013	-200.00
Total Outstanding Checks					-950.00

Outstanding Deposits

Bank Account Statement

Two Rivers North CDD

Bank Account No.	5652		
Statement No.	04_26	**Statement Date**	04/30/2026

Total Outstanding Deposits

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(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	1616	04/13/26	ALCHEMY POOL SERVICE LLC	000806	APRIL 2026-POOL SERVICES 03/29/26-04/25/26	Pool - Contract	534149-57201	$3,000.00
001	1617	04/13/26	GRAU AND ASSOCIATES	29190	AUDIT FYE 09/30/25	Auditing Services	532002-51301	$3,700.00
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Accounting Services	532001-51301	$1,000.00
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Administrative Services	531148-51301	$458.33
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	Amenity Onsite Staff	534215-57201	$7,295.83
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Field Services	531122-51301	$1,500.00
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - District Manager	531150-51301	$2,083.33
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Assessment Roll	531141-51301	$416.67
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Recording Secretary	531036-51301	$375.00
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Dissemination Services	531012-51301	$416.67
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Rentals & Leases	544025-51301	$100.00
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Technology Services	531020-51301	$100.00
001	1618	04/13/26	INFRAMARK LLC	175454	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Website Administration	549936-51301	$200.00
001	1619	04/13/26	JAYMAN ENTERPRISES	4496	MARCH 2026-MONTHLY JANITORAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	$1,775.00
001	1619	04/13/26	JAYMAN ENTERPRISES	4495	MARCH 2026-MONTHLY JANITORAL MAINTENANCE	Contract - Facility Janitorial	534026-57201	$1,725.00
001	1620	04/13/26	NEXTERA ENERGY	34726784	GAS 02/25/26-03/13/26	Gas	543019-53100	$6.30
001	1621	04/13/26	SITEX AQUATICS	10933-B	APRIL 2026-AQUATIC MAINTENANCE /FUEL SURCHG	Aquatic Maintenance - Contract	546995-53908	$3,010.00
001	1621	04/13/26	SITEX AQUATICS	10933-B	APRIL 2026-AQUATIC MAINTENANCE /FUEL SURCHG	Miscellaneous Contingency	549900-58200	$90.30
001	1622	04/13/26	TRULY NOLEN BRANCH 059	590308771	MAR 2026-MONTHLY PEST CONTROL	Pest Control - Amenity	531170-57201	$85.00
001	1622	04/13/26	TRULY NOLEN BRANCH 059	590308532	MAR 2026-MONTHLY PEST CONTROL	Pest Control - Amenity	531170-57201	$85.00
001	1624	04/17/26	ARBITRAGE REBATE COUNSELORS, LLC DBA	032726-400-2025	ARBITRAGE REPORT 5/18/24-05/18/25 S2022	Miscellaneous Contingency	549900-58200	$400.00
001	1624	04/17/26	ARBITRAGE REBATE COUNSELORS, LLC DBA	032726-400-2024	ARBITRAGE REPORT 5/18/23-05/18/24 S2022	Miscellaneous Contingency	549900-58200	$400.00
001	1624	04/17/26	ARBITRAGE REBATE COUNSELORS, LLC DBA	032726-400-2023	ARBITRAGE REPORT 5/18/22-05/18/23 S2022	Miscellaneous Contingency	549900-58200	$400.00
001	1625	04/17/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	171318	APRIL 2026-A2 CONTRACT	Contracts - Landscape	534171-53908	$18,523.32
001	1625	04/17/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	171311	APRIL 2026-CHILDERS CONTRACT	Contracts - Landscape	534171-53908	$7,093.84
001	1625	04/17/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	171310	APRIL 2026-NORTHWATER CONTRACT	Contracts - Landscape	534171-53908	$6,884.80
001	1625	04/17/26	DOWN TO EARTH LANDSCAPE & IRRIGATION	171317	APRIL 2026-A1 CONRACT	Contracts - Landscape	534171-53908	$7,563.01
001	1626	04/17/26	KINGS POWER WASHING SERVICE	1235	APRIL 2026-POOL DECK CLEANING	Miscellaneous Contingency	549900-58200	$350.00
001	1627	04/17/26	WEISER SECURITY SERVICES INC	1260497	APRIL 2026-DEPOSIT SECURITY MONITORING	Security Camera R&M	546345-57201	$740.00
001	1627	04/17/26	WEISER SECURITY SERVICES INC	1260498	APRIL 2026-DEPOSIT SECURITY MONITORING-WIDEWATER CYBER	Security Camera R&M	546345-57201	$740.00
001	1628	04/23/26	CARLOS DE LA OSSA	CO-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	$200.00
001	1629	04/23/26	INFRAMARK LLC	177190	MARCH 2026-MEETING SPACE & POSTAGE	Meeting Expense	549800-51301	$152.50
001	1629	04/23/26	INFRAMARK LLC	177190	MARCH 2026-MEETING SPACE & POSTAGE	Postage, Phone, Faxes, Copies, Mailings	541024-51301	$11.84
001	1630	04/23/26	KELLY ANN EVANS	KE-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	$200.00
001	1631	04/23/26	NICHOLAS J. DISTER	ND-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	$200.00
001	1632	04/23/26	STRALEY ROBIN VERICKER	28244	MAR 2026-DISTRICT COUNSEL THRU 03/31/26	District Counsel	531146-51301	$2,936.00
001	1633	04/23/26	THOMAS R. SPENCE	TS-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	$200.00
001	300360	04/06/26	PASCO COUNTY UTILITIES SERVICE	24167530-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$270.68
001	300361	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166748-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$669.00
001	300362	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166504-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$16.16
001	300363	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166502-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$2.02
001	300364	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166494-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$85.85
001	300365	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166493-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$9.09
001	300366	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166492-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$97.97
001	300367	04/06/26	PASCO COUNTY UTILITIES SERVICE	24168581-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$190.89
001	300368	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166746-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$384.89
001	300369	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166498-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$5.05
001	300370	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166499-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$21.21
001	300371	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166501-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$286.84
001	300372	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166503-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$3.03
001	300373	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166505-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$2.02
001	300374	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166506-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$27.27
001	300375	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166497-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$48.48
001	300376	04/06/26	PASCO COUNTY UTILITIES SERVICE	24166500-ACH	Water 02/04/26-03/06/26	Water Utility Services	543018-53100	$50.50
001	300377	04/13/26	TECO TAMPA ELECTRIC	032326-26184-ACH	GAS 02/18/26-03/19/26	Gas	543019-53100	$203.09
001	300378	04/13/26	TECO TAMPA ELECTRIC	032326-19981-ACH	GAS 02/18/26-03/19/26	Gas	543019-53100	$63.77
001	300379	04/22/26	TRUIST - CC	040926-1013	03/10/26-04/6/26 CREDIT CARD PURCHASE	Amenity R&M	546176-57201	$32.47
001	300379	04/22/26	TRUIST - CC	040926-1013	03/10/26-04/6/26 CREDIT CARD PURCHASE	Security Monitoring Services	534162-57201	$3.64
001	300379	04/22/26	TRUIST - CC	040926-1013	03/10/26-04/6/26 CREDIT CARD PURCHASE	Security Monitoring Services	534162-57201	$33.98
001	300379	04/22/26	TRUIST - CC	040926-1013	03/10/26-04/6/26 CREDIT CARD PURCHASE	Amenity R&M	546176-57201	$16.02
001	300379	04/22/26	TRUIST - CC	040926-1013	03/10/26-04/6/26 CREDIT CARD PURCHASE	Special Events	549052-57201	$89.20
001	300379	04/22/26	TRUIST - CC	040926-1013	03/10/26-04/6/26 CREDIT CARD PURCHASE	Special Events	549052-57201	$364.00
001	300380	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2332690-ACH	WATER 03/06/26-04/08/26	Electric Utility Services	543041-53100	$41.03
001	300381	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2332691-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$603.44
001	300382	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2338828-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$40.92
001	300383	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2338832-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$40.81
001	300384	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2277327-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$44.68

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(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	300385	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2277332-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$49.61
001	300386	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2277333-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$40.70
001	300387	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2277341-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$40.70
001	300388	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2288834-ACH	STREETLIGHTS 03/03/26-04/08/26	Streetlights	543062-53100	$4,449.87
001	300389	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2288838-ACH	STREETLIGHTS 03/03/26-04/08/26	Streetlights	543062-53100	$4,043.46
001	300390	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2296250-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$544.73
001	300391	04/24/26	WITHLACOOCHEE RIVER ELECTRIC	041326-2332688-ACH	ELECTRIC 03/06/26-04/08/26	Electric Utility Services	543041-53100	$40.59
001	300392	04/24/26	CHARTER COMMUNICATIONS	1669019040726-ACH	INTERNET/PHONE 04/07/26-05/06/26	Internet	541022-53100	$110.03
							Fund Total	**$87,485.43**
SERIES 2022 DEBT SERVICE FUND - 204								
204	1623	04/13/26	TWO RIVERS NORTH CDD	04092026-0409	SERIES 2022 FY26 DS	Cash in Transit	103200	$11,095.13
							Fund Total	**$11,095.13**
							Total Checks Paid	**$98,580.56**

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Security System On-Site Installation and Off-Site Monitoring Services Agreement

(Northwater Amenity Center)

This Security System On-Site Installation and Off-Site Monitoring Services Agreement (this "**Agreement**") is entered into as of April 1, 2026, between the **Two Rivers North Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "**District**") and **Weiser Security Services, Inc.**, a Louisiana for profit corporation (the "**Contractor**" or "**WSS**").

Background Information:

The District owns, operates, and maintains the Northwater Amenity Center located at 2689 Widewater Way, Zephyrhills, FL 33541 along with property located throughout the District's boundary. The District desires to retain an independent contractor to replace some of the current on-site security system and provide ongoing remote (off-site) monitoring services at its recreational facilities and other District Property. Contractor represents that it is qualified to provide such services, is familiar with the District's property. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

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

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described and incorporated herein as **Exhibit A** (the "**Services**").

3. **Commencement of Services and Term of Agreement**.
   a. **Equipment Installation**. Contractor shall one (1) axis speaker at the pool, as described in **Exhibit A**.
   b. **Monthly Services**. The commencement date for the monitoring services at the Northwater Amenity Center, located at 2689 Widewater Way, Zephyrhills, FL 33541, shall be coordinated with the District Manager upon approval of the equipment installation.
   c. **Term**. The initial term of this agreement shall be one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms with the same contract provisions as the initial term (except for any provisions related to equipment installation), until terminated by either party pursuant to the termination provisions herein.

4. **Manner of Performance and Care of the Property**.

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a. The installation work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

5. **District Contact Information and Authorized Representatives**. The District will provide the Contractor an emergency contact sheet and will provide updates as necessary for authorized representatives of the District that Contractor can rely upon on behalf of the District for emergency events, including, but not limited to, the authority to cancel an alarm prior to the notification of emergency response organizations.

6. **Termination**. Anything in this Agreement to the contrary notwithstanding, the District shall, in its sole discretion and without cause of penalty, have the right to terminate this Agreement, in whole or in part, upon 30 days' prior written notice to the Contractor. Contractor may terminate this Agreement, in whole or in part, and without cause or penalty, upon 30 days' prior written notice to the District.

7. **Compensation**.
   a. In accordance with the Contractor's Proposal, the District agrees to pay to Contractor as follows:
      i. **Equipment Installation**. The aggregate amount of the equipment installation shall not exceed One Thousand Four Hundred Eighty Dollars and Zero Cents (**$1,480.00**). The Contractor shall install one (1) axis speaker. Contractor will invoice the District 50% of the cost of installation prior to the install and 50% once installation is complete, which will be due immediately upon receipt and confirmation that the system is fully operational. Upon completion of installation, if the system can't go live due to the District not providing necessary access (e.g. ability to remote into port or physical access to equipment) to complete the project, the District will be responsible for complete payment of installation and understands billing for monitoring will start without the system being live.
      ii. **Monthly Services**. For the monthly monitoring services, the District agrees to pay the Contractor **$2.25 per hour for 28 to 56 hours per week**. The monthly cost shall not exceed Five Hundred Fifty Dollars and Zero Cents (**$546.00**) without prior written approval of the District.
   b. The District agrees to pay to the Contractor within 30 days of receipt of invoices from Contractor.
   c. The District retains the right to reduce any portion of the Services; should this occur, the Scope of Services will be agreed upon in writing by both parties.

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8. **No Infringement.** Contractor hereby covenants to the District that it has not used nor infringed any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity.

9. **Warranties**.
   a. The Contractor warranties that the work (a) conforms to the requirements of this Agreement, (b) was performed in a prompt, diligent, good, safe, and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
   b. The Contractor represents that (a) Contractor is duly licensed and permitted to observe and perform the terms, covenants, conditions, and other provisions on its part to be observed and performed under this Agreement, (b) Contractor has the necessary employees, training, equipment, materials, and inventory required to perform the Services as set forth in this Agreement.
   c. Contractor's warranties in this section are in addition to and do not limit in any way District's claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
   d. The provisions of this section shall survive approval of the work under this Agreement.

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

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

12. **Subcontractor and Affiliates of Contractor**. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were

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performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.

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

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

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

16. **Insurance**. For on-site installation, activity, and work, the Contractor shall carry commercial general liability insurance of no less than $2,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

17. **Allocation of Risk**. Due to the off-site, remote nature of the Services, please find Vendor's Allocation of Risk attached as Exhibit B.

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

19. **No Waiver of Sovereign Immunity.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing.

20. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as

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a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

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

23. **Public Records**.
    a. Contractor will archive all video recordings for a minimum of 30 days or such other time as is required by Florida's public records law.
    b. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

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IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 608-8242, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

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

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

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

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

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

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

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

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

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To the District:
Attn: Jayna Cooper, District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Jayna.Cooper@inframark.com

To the Contractor:
Attn: Aleksander Potempa
3939 Tulane Avenue, 3rd Floor
New Orleans, Louisiana 70119
Email: aleksp@weisersecurity.com

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

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

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

Weiser Security Services, Inc.

Aleksander Potempa
Name: Aleksander Potempa
Title: VP of Technology

Two Rivers North Community Development District

Signed by:
Carlos de la Ossa
CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

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STATE OF ~~FLORIDA~~ GA
COUNTY OF HENRY

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Aleksander Potempa, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the VP of Technology (Title) of Weiser Security Services Inc. (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the Two Rivers North Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Aleksander Potempa
Signature of Affiant

Sworn before me on 2, APRIL, 2026

Notary Public Signature

Notary Stamp

TITY P. UMBA
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 6, 2029

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Exhibit A
Scope of Services

ARTICLE 1: GENERAL

1.1 *"WSS"* means Weiser Security Services, Inc., a Louisiana corporation.

1.2 *"CUSTOMER"* means the Two Rivers North Community Development District.

1.3 "*Monitoring Services*" means that portion, if any, of the Services expressly described as Monitoring and/or Notification Services and relating to Central Station Monitoring (CMS), Applicable Software (VMS, post portal & other) or CUSTOMER Support Center (CSC) services expressly agreed to be provided by WSS to CUSTOMER. *"Monitored Site*" means the CUSTOMER site for which Monitoring Services are to be provided.

1.4 This SCOPE covers WSS and all affiliates providing service with WSS.

ARTICLE 2: Installation and Cancellation

2.1. SCOPE OF WORK. This proposal is based upon the use of straight time labor only. All work quoted excludes plastering, patching, painting, "In-Line" duct, piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc. WSS agrees to keep the job site clean of debris arising out of its own operations. CUSTOMER shall not back charge WSS for any costs or expenses without WSS's written consent. Any changes to the original scope of work must be made 14 days prior to job installation.

2.2 MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of WSS, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, WSS shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor. However, CUSTOMER will be given the opportunity to approve the change in the above cost before such is made.

ARTICLE 3: MONITORING SERVICES BY WSS

3.1 WSS'S response to receipt of signals from the alarm system and signaling initiation devices (collectively "System") shall be in accordance with WSS'S Standard Operating Procedures. WSS reserves the right, in its sole judgment, to first investigate the cause of such signals by either telephoning CUSTOMER at CUSTOMER'S designated telephone number(s), or dispatching a representative to CUSTOMER'S premises to determine whether an emergency condition exists, warranting transmission of the signal(s) to the Police (security monitoring), Fire Department (fire monitoring), and/or WSS monitoring station representative.

3.2 WSS will perform the Services expressly described in this Scope of Services. The Services performed by WSS shall be conducted in a manner consistent with the degree of care and skill ordinarily exercised by reputable companies performing the same or similar Services in the same locale acting under similar circumstances and conditions.

3.3 WSS is not required to conduct safety or other tests, install and maintain devices or equipment or make modifications to the System, except as provided in the written WSS proposal. Any CUSTOMER request to change the Scope or the nature of the Services must

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be in the form of a mutually agreed change order, effective only when executed by all parties hereto.

3.4 The hourly rate for service will be **$2.25** for **56 to 28 hours per week. The quote is based on utilizing client internet connectivity and installed camera system. The monitoring will be provided at the Two Rivers North CDD 5380 Night Tide Ln. Wimauma FL 33598.**

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EXHIBIT B

17. ALLOCATION OF RISK

17.1 It is understood and agreed by and between the parties that WSS is not an insurer and this AGREEMENT is not intended to be an insurance policy or a substitute for an insurance policy. Insurance, if any, covering personal injury and property loss or damage on any DISTRICT'S premises shall be obtained by DISTRICT. DISTRICT agrees to proceed exclusively against its insurer to recover any damages. WSS shall not in any event be responsible under this AGREEMENT for incidental, consequential, punitive, exemplary or special damages, including without limitation lost profits and/or lost business opportunities, whether arising in warranty, late or non-delivery of any Work, tort, contract or strict liability, and regardless of whether any party has been advised of the possibility of such damages. DISTRICT waives and releases any rights of recovery against WSS that it may have hereunder and agrees that WSS shall not be liable for any form of loss, damage, claim or expense, irrespective of origin, whether directly or indirectly caused by performance or non-performance of obligations imposed by this AGREEMENT or by negligent acts or omissions of WSS, its agents or employees. To that end, DISTRICT agrees to defend and indemnify WSS to the fullest extent of the law from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of any of the work herein specified. DISTRICT shall not be entitled to offset any money owed to Weiser for services as a security of payment for any claim.

17.2 If applicable, DISTRICT hereby authorizes and directs WSS, as its agent, to direct the local police department having jurisdiction, to detain and cause the arrest of every person found in and about the Monitored Site without authorization as evidenced by the list of authorized persons provided by DISTRICT and to hold every such person until released by a representative of DISTRICT designated for this purpose; in all such cases the DISTRICT agrees to indemnify, defend and hold WSS and its employees or agents harmless against all liability, costs, damages or expense in consequence of such arrest and detention.

17.3 From the nature of the Monitoring Services, it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from the failure of WSS to perform any of its obligations hereunder, or the failure of the System to properly operate. If WSS is found liable for loss or damage due to a failure on the part of WSS, in any respect, its liability shall be limited in the aggregate for the term of the AGREEMENT to the sum of Five hundred ($500.00) Dollars as liquidated damages. Such limit of liability is not a penalty, and this limited liability shall be complete and exclusive. The provisions of this paragraph shall apply in the event loss or damage, irrespective of cause or origin, results directly or indirectly from the performance or nonperformance of the obligations set forth by this AGREEMENT or from negligence, active or otherwise, of WSS its agents or employees. The parties acknowledge that the price for which WSS has agreed to perform the Monitoring Services and obligations is calculated based upon the

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foregoing limitations of liability, and that WSS has expressly relied on, and would not have entered into this AGREEMENT but for such limitations of liability.

17.4 DISTRICT is solely responsible for the life and safety of all persons in the Monitored Site, and for protecting against losses to its own property or the property of others in the Monitored Site. DISTRICT agrees to indemnify, defend and hold harmless WSS from any and all such claims and lawsuits including the payment of all damages, expenses, costs, and attorney fees incurred by WSS, its employees and agents, from and against all claims, lawsuits and losses, by persons not a party to this AGREEMENT, against WSS for failure of the System, WSS equipment or Monitoring Services in any respect, whether due or alleged to be due to malfunction or non-function of the System, or by the negligence, active or passive, of WSS. WSS does not represent or warrant that the Work will not be compromised, interrupted or circumvented; that the Work will prevent any loss from any cause; or that the Work will in all cases provide the protection for which it is performed, installed or intended (collectively "*Protections*"). DISTRICT acknowledges and agrees that it assumes all risk of loss or damage to its facilities and sites including the contents thereon, and that WSS has neither made representations or warranties, nor has DISTRICT relied on any representation or warranties, express or implied regarding said Protections. IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT WSS IS NOT AN INSURER AND THIS AGREEMENT IS NOT INTENDED TO BE AN INSURANCE POLICY OR A SUBSTITUTE FOR AN INSURANCE POLICY. WSS EXPRESSLY EXCLUDES AND DISCLAIMS ALL WARRANTIES, STATUTORY, EXPRESS, OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WSS MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT ANY WSS EQUIPMENT OR SERVICES PROVIDED HEREUNDER WILL PREVENT ANY LOSS, OR WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT IS INSTALLED OR INTENDED. THE EXPRESS EXCLUSION OF WARRANTIES IS SET FORTH IN THIS AGREEMENT.

17.5 DISTRICT hereby, for it and any parties claiming under it, releases and discharges WSS from any liability arising out of all hazards covered by DISTRICT'S insurance, and all claims against WSS arising out of such hazards, including any right of subrogation by DISTRICT'S insurance carrier, are hereby waived by DISTRICT, and DISTRICT shall promptly so notify its insurance carrier.

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Security System On-Site Installation and Off-Site Monitoring Services Agreement

(Childers Amenity Center)

This Security System On-Site Installation and Off-Site Monitoring Services Agreement (this "**Agreement**") is entered into as of April 1, 2026, between the **Two Rivers North Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the "**District**") and **Weiser Security Services, Inc.**, a Louisiana for profit corporation (the "**Contractor**" or "**WSS**").

Background Information:

The District owns, operates, and maintains the Childers Amenity Center located at 1990 Lanier Road, Zephyrhills, FL 33541 along with property located throughout the District's boundary. The District desires to retain an independent contractor to replace some of the current on-site security system and provide ongoing remote (off-site) monitoring services at its recreational facilities and other District Property. Contractor represents that it is qualified to provide such services, is familiar with the District's property. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

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

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described and incorporated herein as **Exhibit A** (the "**Services**").

3. **Commencement of Services and Term of Agreement**.
   a. **Equipment Installation**. Contractor shall one (1) axis speaker at the pool, as described in **Exhibit A**.
   b. **Monthly Services**. The commencement date for the monitoring services at the Childers Amenity Center, located at 1990 Lanier Road, Zephyrhills, FL 33541, shall be coordinated with the District Manager upon approval of the equipment installation.
   c. **Term**. The initial term of this agreement shall be one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms with the same contract provisions as the initial term (except for any provisions related to equipment installation), until terminated by either party pursuant to the termination provisions herein.

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

5. **District Contact Information and Authorized Representatives**. The District will provide the Contractor an emergency contact sheet and will provide updates as necessary for authorized representatives of the District that Contractor can rely upon on behalf of the District for emergency events, including, but not limited to, the authority to cancel an alarm prior to the notification of emergency response organizations.

6. **Termination**. Anything in this Agreement to the contrary notwithstanding, the District shall, in its sole discretion and without cause of penalty, have the right to terminate this Agreement, in whole or in part, upon 30 days' prior written notice to the Contractor. Contractor may terminate this Agreement, in whole or in part, and without cause or penalty, upon 30 days' prior written notice to the District.

7. **Compensation**.
   a. In accordance with the Contractor's Proposal, the District agrees to pay to Contractor as follows:
      i. **Equipment Installation**. The aggregate amount of the equipment installation shall not exceed One Thousand Four Hundred Eighty Dollars and Zero Cents (**$1,480.00**). The Contractor shall install one (1) axis speaker. Contractor will invoice the District 50% of the cost of installation prior to the install and 50% once installation is complete, which will be due immediately upon receipt and confirmation that the system is fully operational. Upon completion of installation, if the system can't go live due to the District not providing necessary access (e.g. ability to remote into port or physical access to equipment) to complete the project, the District will be responsible for complete payment of installation and understands billing for monitoring will start without the system being live.
      ii. **Monthly Services**. For the monthly monitoring services, the District agrees to pay the Contractor **$2.25 per hour for 28 to 56 hours per week**. The monthly cost shall not exceed Five Hundred Fifty Dollars and Zero Cents (**$546.00**) without prior written approval of the District.
   b. The District agrees to pay to the Contractor within 30 days of receipt of invoices from Contractor.
   c. The District retains the right to reduce any portion of the Services; should this occur, the Scope of Services will be agreed upon in writing by both parties.

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8. **No Infringement.** Contractor hereby covenants to the District that it has not used nor infringed any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity.

9. **Warranties**.
   a. The Contractor warranties that the work (a) conforms to the requirements of this Agreement, (b) was performed in a prompt, diligent, good, safe, and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
   b. The Contractor represents that (a) Contractor is duly licensed and permitted to observe and perform the terms, covenants, conditions, and other provisions on its part to be observed and performed under this Agreement, (b) Contractor has the necessary employees, training, equipment, materials, and inventory required to perform the Services as set forth in this Agreement.
   c. Contractor's warranties in this section are in addition to and do not limit in any way District's claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
   d. The provisions of this section shall survive approval of the work under this Agreement.

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

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

12. **Subcontractor and Affiliates of Contractor**. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and

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persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.

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

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

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

16. **Insurance**. For on-site installation, activity, and work, the Contractor shall carry commercial general liability insurance of no less than $2,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

17. **Allocation of Risk**. Due to the off-site, remote nature of the Services, please find Vendor's Allocation of Risk attached as Exhibit B.

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

19. **No Waiver of Sovereign Immunity.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing.

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

21. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

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

23. **Public Records**.
    a. Contractor will archive all video recordings for a minimum of 30 days or such other time as is required by Florida's public records law.
    b. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

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IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 608-8242, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

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

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

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

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

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

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

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

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

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To the District:
Attn: Jayna Cooper, District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Jayna.Cooper@inframark.com

To the Contractor:
Attn: Aleksander Potempa
3939 Tulane Avenue, 3rd Floor
New Orleans, Louisiana 70119
Email: aleksp@weisersecurity.com

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

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

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

Weiser Security Services, Inc.

Aleksander Potempa
Name: Aleksander Potempa
Title: VP of Technology

Two Rivers North Community Development District

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

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STATE OF ~~FLORIDA~~ GA
COUNTY OF HENRY

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Aleksander Potempa, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the VP of Technology (Title) of Weiser Security Services Inc. (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the Two Rivers North Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Aleksander Potempa
Signature of Affiant

Sworn before me on 2, APRIL, 2026

Notary Public Signature

Notary Stamp

TITY P. UMBA
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 6, 2029

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Exhibit A
Scope of Services

ARTICLE 1: GENERAL

1.1 *"WSS"* means Weiser Security Services, Inc., a Louisiana corporation.

1.2 *"CUSTOMER"* means the Two Rivers North Community Development District.

1.3 "*Monitoring Services*" means that portion, if any, of the Services expressly described as Monitoring and/or Notification Services and relating to Central Station Monitoring (CMS), Applicable Software (VMS, post portal & other) or CUSTOMER Support Center (CSC) services expressly agreed to be provided by WSS to CUSTOMER. *"Monitored Site*" means the CUSTOMER site for which Monitoring Services are to be provided.

1.4 This SCOPE covers WSS and all affiliates providing service with WSS.

ARTICLE 2: Installation and Cancellation

2.1. SCOPE OF WORK. This proposal is based upon the use of straight time labor only. All work quoted excludes plastering, patching, painting, "In-Line" duct, piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc. WSS agrees to keep the job site clean of debris arising out of its own operations. CUSTOMER shall not back charge WSS for any costs or expenses without WSS's written consent. Any changes to the original scope of work must be made 14 days prior to job installation.

2.2 MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of WSS, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, WSS shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor. However, CUSTOMER will be given the opportunity to approve the change in the above cost before such is made.

ARTICLE 3: MONITORING SERVICES BY WSS

3.1 WSS'S response to receipt of signals from the alarm system and signaling initiation devices (collectively "System") shall be in accordance with WSS'S Standard Operating Procedures. WSS reserves the right, in its sole judgment, to first investigate the cause of such signals by either telephoning CUSTOMER at CUSTOMER'S designated telephone number(s), or dispatching a representative to CUSTOMER'S premises to determine whether an emergency condition exists, warranting transmission of the signal(s) to the Police (security monitoring), Fire Department (fire monitoring), and/or WSS monitoring station representative.

3.2 WSS will perform the Services expressly described in this Scope of Services. The Services performed by WSS shall be conducted in a manner consistent with the degree of care and skill ordinarily exercised by reputable companies performing the same or similar Services in the same locale acting under similar circumstances and conditions.

3.3 WSS is not required to conduct safety or other tests, install and maintain devices or equipment or make modifications to the System, except as provided in the written WSS proposal. Any CUSTOMER request to change the Scope or the nature of the Services must

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be in the form of a mutually agreed change order, effective only when executed by all parties hereto.

3.4 The hourly rate for service will be **$2.25** for **56 to 28 hours per week. The quote is based on utilizing client internet connectivity and installed camera system. The monitoring will be provided at the Two Rivers North CDD 5380 Night Tide Ln. Wimauma FL 33598.**

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EXHIBIT B

17. ALLOCATION OF RISK

17.1 It is understood and agreed by and between the parties that WSS is not an insurer and this AGREEMENT is not intended to be an insurance policy or a substitute for an insurance policy. Insurance, if any, covering personal injury and property loss or damage on any DISTRICT'S premises shall be obtained by DISTRICT. DISTRICT agrees to proceed exclusively against its insurer to recover any damages. WSS shall not in any event be responsible under this AGREEMENT for incidental, consequential, punitive, exemplary or special damages, including without limitation lost profits and/or lost business opportunities, whether arising in warranty, late or non-delivery of any Work, tort, contract or strict liability, and regardless of whether any party has been advised of the possibility of such damages. DISTRICT waives and releases any rights of recovery against WSS that it may have hereunder and agrees that WSS shall not be liable for any form of loss, damage, claim or expense, irrespective of origin, whether directly or indirectly caused by performance or non-performance of obligations imposed by this AGREEMENT or by negligent acts or omissions of WSS, its agents or employees. To that end, DISTRICT agrees to defend and indemnify WSS to the fullest extent of the law from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of any of the work herein specified. DISTRICT shall not be entitled to offset any money owed to Weiser for services as a security of payment for any claim.

17.2 If applicable, DISTRICT hereby authorizes and directs WSS, as its agent, to direct the local police department having jurisdiction, to detain and cause the arrest of every person found in and about the Monitored Site without authorization as evidenced by the list of authorized persons provided by DISTRICT and to hold every such person until released by a representative of DISTRICT designated for this purpose; in all such cases the DISTRICT agrees to indemnify, defend and hold WSS and its employees or agents harmless against all liability, costs, damages or expense in consequence of such arrest and detention.

17.3 From the nature of the Monitoring Services, it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from the failure of WSS to perform any of its obligations hereunder, or the failure of the System to properly operate. If WSS is found liable for loss or damage due to a failure on the part of WSS, in any respect, its liability shall be limited in the aggregate for the term of the AGREEMENT to the sum of Five hundred ($500.00) Dollars as liquidated damages. Such limit of liability is not a penalty, and this limited liability shall be complete and exclusive. The provisions of this paragraph shall apply in the event loss or damage, irrespective of cause or origin, results directly or indirectly from the performance or nonperformance of the obligations set forth by this AGREEMENT or from negligence, active or otherwise, of WSS its agents or employees. The parties acknowledge that the price for which WSS has agreed to perform the Monitoring Services and obligations is calculated based upon the

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Do not release without first consulting with District Counsel.

foregoing limitations of liability, and that WSS has expressly relied on, and would not have entered into this AGREEMENT but for such limitations of liability.

17.4 DISTRICT is solely responsible for the life and safety of all persons in the Monitored Site, and for protecting against losses to its own property or the property of others in the Monitored Site. DISTRICT agrees to indemnify, defend and hold harmless WSS from any and all such claims and lawsuits including the payment of all damages, expenses, costs, and attorney fees incurred by WSS, its employees and agents, from and against all claims, lawsuits and losses, by persons not a party to this AGREEMENT, against WSS for failure of the System, WSS equipment or Monitoring Services in any respect, whether due or alleged to be due to malfunction or non-function of the System, or by the negligence, active or passive, of WSS. WSS does not represent or warrant that the Work will not be compromised, interrupted or circumvented; that the Work will prevent any loss from any cause; or that the Work will in all cases provide the protection for which it is performed, installed or intended (collectively "*Protections*"). DISTRICT acknowledges and agrees that it assumes all risk of loss or damage to its facilities and sites including the contents thereon, and that WSS has neither made representations or warranties, nor has DISTRICT relied on any representation or warranties, express or implied regarding said Protections. IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT WSS IS NOT AN INSURER AND THIS AGREEMENT IS NOT INTENDED TO BE AN INSURANCE POLICY OR A SUBSTITUTE FOR AN INSURANCE POLICY. WSS EXPRESSLY EXCLUDES AND DISCLAIMS ALL WARRANTIES, STATUTORY, EXPRESS, OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WSS MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT ANY WSS EQUIPMENT OR SERVICES PROVIDED HEREUNDER WILL PREVENT ANY LOSS, OR WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT IS INSTALLED OR INTENDED. THE EXPRESS EXCLUSION OF WARRANTIES IS SET FORTH IN THIS AGREEMENT.

17.5 DISTRICT hereby, for it and any parties claiming under it, releases and discharges WSS from any liability arising out of all hazards covered by DISTRICT'S insurance, and all claims against WSS arising out of such hazards, including any right of subrogation by DISTRICT'S insurance carrier, are hereby waived by DISTRICT, and DISTRICT shall promptly so notify its insurance carrier.

INSTR# 2026007618 OR BK 11348 PG 178 Page 1 of 17
01/13/2026 03:20 PM Rcpt: 2915210 Rec: 146.00 DS: 0.00 IT: 0.00
Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

This instrument was prepared by:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606

Two Rivers North Community Development District Infrastructure Cost Sharing Agreement

This Two Rivers North Community Development District Infrastructure Cost Sharing Agreement (this "**Agreement**") is made and entered into as of the 14th day of September, 2025 by and between the **Two Rivers North Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**") and **EPG Two Rivers North, LLC**, a Florida limited liability company (the "**Owner**").

Background Information

Owner owns a commercial parcel depicted in **Exhibit "A"** that is located within the boundaries of the District (the "**Commercial Parcel**"). Once developed, the Commercial Parcel will benefit from a stormwater management system and a roadway known as Childers Way that will both be owned and maintained by the District. The District is in the process of amending the boundaries of the District so that the Commercial Parcel is located outside of the District and once the Commercial Parcel is removed from the boundaries of the District, it cannot be assessed by the District for any benefits or services received from the District. The parties desire to enter into this Agreement to share in the costs of the drainage and roadway infrastructure and related maintenance that they benefit from and incorporate other terms related to such infrastructure as described in this Agreement. This Agreement is intended to become effective once the boundary amendment is approved, and the Commercial Parcel is completely removed from the District's boundaries.

NOW THEREFORE in consideration of the mutual covenants herein contained, and for $10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Background Information**. The foregoing Background Information is true and correct and is hereby incorporated into this Agreement by this reference.

2. **Maintenance Responsibilities**.

   a. The District agrees to be responsible for the installation, operation, maintenance, repair and replacement of the stormwater management system that will receive the Commercial Parcel's stormwater runoff (the "**Stormwater System**") and the District right-of-way known as Childers Way adjacent to the Commercial Parcel (the "**Roadway**") within the District.

   b. All work will be performed in a neat and professional manner and shall be in accordance with industry standards and all operational, safety, insurance, and other compliance

This document is a re-recording of the agreement recorded under Instrument #2025189361 to adjust the recording order of related documents.

requirements imposed by federal, state, county, or regulatory bodies.

3. **Damage**. In the event that any party causes damage to any improvements or property maintained by any other party, they shall coordinate to diligently pursue the restoration or reimbursement of the same and the improvements so damaged to, as nearly as practical, the original condition.

4. **Payment of Vendors**. The District agrees to pay its contracted vendors in a timely manner for invoices for services rendered.

5. **Methodology for Cost Sharing Amount.**

   a. The District utilizes an Equivalent Assessment Units ("**EAUs**") basis for its budget. The District assigns 1 EAU for a 50' residential lot.
   b. The District will assign 2.15 EAUs for the Commercial Parcel as the calculation of benefit received from the Stormwater System and the Roadway (which takes into account the benefit the Commercial Parcel receives from this infrastructure).
   c. The District shall not assign any EAUs on the Commercial Parcel for any other District services (services provided to residents and not the Commercial Parcel).
   d. The methodology is further described in the sample build out budget based on the current development plan attached hereto as **Exhibit "B"**.

6. **Annual Payment to the District.**

   a. The District's fiscal year runs from October 1 - September 30th each year. The District's budget may vary from year to year, and as such the amount owed by Owner will correspond to the final adopted budget utilizing the above methodology.
   b. The District shall submit an invoice to Owner by October 1 of each year for the upcoming year's services.
   c. Owner agrees to pay the invoice to the District by December 31st of each year.

7. **Term**. This Agreement shall commence and be effective on the date that the Commercial Parcel is completely removed from the District's boundaries and shall remain in effect until mutually terminated in writing by both the District and Owner.

8. **Relationship**. The parties to this Agreement are not partners, joint ventures, employees or agents of any other party, and no one party shall have the authority to bind any other party. No party shall have the right to make any contract or commitments for, or on behalf of, another party without the prior written approval of any other party.

9. **Amendment**. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the parties.

10. **Assignment**. No party may assign their obligations or rights in this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any assignment entered into without such written approval shall be invalid and unenforceable.

11. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the County where the District is located.

12. **Enforcement of Agreement.** A default by any party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event any party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

13. **Covenants Running with the Land; Binding Effect.** The rights and burdens created hereby shall be appurtenant to and shall constitute covenants running with the land, shall bind the parties or their successors, and shall inure to the parties' benefit.

14. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Chapter, 119, Florida Statutes.

15. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. **No Third-Party Beneficiaries and No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The terms and conditions of this Agreement shall not constitute dedications to the public and no member of the public shall have any rights hereunder.

17. **Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.

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

19. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

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

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

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

To the District:
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Attn: Brian K. Lamb
brian.lamb@inframark.com

To EPG Two Rivers North, LLC:
111 S Armenia Avenue
Tampa, FL 33609
Attn: Carlos de la Ossa
Email: cdlossa@eisenhowerpropertygroup.com

23. **Entire Agreement.** This Agreement contains the entire agreement, and no party is to rely upon any oral representations made by any other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

[Signature Pages to follow]

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

Witnesses

Name: Stephanie Treddy
Address: 111 S. Armenia Ave
Tampa FL 33609

Name: Austin Barnes
Address: 111 S Armenia Ave
Tampa, FL 33596.

Two Rivers North Community Development District

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

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on September 24, 2025, 2025 by Carlos de la Ossa as Chair of the Board of Supervisors of the **Two Rivers North Community Development District**, on behalf of the district, who is ☑ personally known to me or ☐ has produced ____ as identification.

Notary Public Signature

ANGIE GRUNWALD
Notary Public - State of Florida
Commission # HH 334692
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

Notary Stamp

Witnesses

Name: Carlos de la Ossa
Address: 111 S. Armenia Ave.
Tampa, FL 33609

Name: STEPHANIE YTREOY
Address: 111 S. Armenia Ave
Tampa, FL 33609

EPG Two Rivers North, LLC a Florida limited liability company

By: **Eisenhower Management, Inc.**
a Florida corporation
Its Manager

By: _____
Nicholas J. Dister
Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on Sept 24, 2025 by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of EPG Two Rivers North, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

_____
Notary Public STEPHANIE YTREOY
Notary Public
State of Florida
Comm# HH498374
Expires 2/29/2028

_____
Notary Stamp

Exhibit "A"

COMMERCIAL PARCEL LEGAL DESCRIPTION

(Legal description and sketch included on the following pages)

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION PARCEL 1

DESCRIPTION: That part of TRACT "B-1", according to the plat of TWO RIVERS PARCEL A1 PHASE A, as recorded in Plat Book 91, Pages 37 through 49 inclusive, of the Public Records of Pasco County, Florida, lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3969, of the Public Records of Pasco County, Florida, also being a point on the Southerly boundary of the aforesaid TRACT "B-1", run thence along the Southerly boundary of said TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT and said Southerly boundary of TRACT "B-1", also being the Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida, the following two (2) courses: 1) S.61°13'11"E., 50.66 feet to a point of curvature; 2) Easterly, 1506.45 feet along the arc of a curve to the left having a radius of 5604.58 feet and a central angle of 15°24'02" (chord bearing S.68°55'12"E., 1501.92 feet) to the Southeast corner of Parcel 802C (Drainage Easement), as recorded in Official Records Book 9430, Page 401 and as recorded in Official Records Book 9432, Page 3257, of the Public Records of Pasco County, Florida, said point also being the **POINT OF BEGINNING**; thence along the Easterly boundary of said Parcel 802C (Drainage Easement), N.10°08'35"E., 40.06 feet to a point on a curve, also being the Northeast corner of said Parcel 802C (Drainage Easement); thence along the Northerly boundary of said Parcel 802C (Drainage Easement), Westerly, 519.47 feet along the arc of a curve to the right having a radius of 5564.58 feet and a central angle of 05°20'55" (chord bearing N.73°55'21"W., 519.28 feet) to a point on the Easterly boundary of the Southwest Florida Water Management District (the "**S.W.F.W.M.D.**") Wetland Line, according to the aforesaid plat of TWO RIVERS PARCEL A1 PHASE A; thence along said Easterly boundary of the S.W.F.W.M.D. Wetland Line the following eight (8) courses: 1) N.47°29'35"E., 32.49 feet; 2) N.62°44'50"E., 136.19 feet; 3) N.64°32'04"E., 121.84 feet; 4) N.64°16'45"E., 127.19 feet; 5) S.88°52'01"E., 115.16 feet; 6) N.44°55'24"E., 50.93 feet; 7) N.04°32'34"W., 58.44 feet; 8) N.18°31'12"W., 53.91 feet; thence N.47°14'50"E., 27.42 feet to a point on the Northerly boundary of the aforesaid TRACT "B-1", also being the Northwest corner of the area designated as (CDD) Drainage Area, lying within said TRACT "B-1"; thence along the Westerly boundary of said area designed as (CDD) Drainage Area, lying within TRACT "B-1", the following eight (8) courses: 1) S.18°31'12"E., 67.74 feet; 2) S.86°43'09"W., 16.16 feet; 3) S.03°16'51"E., 15.00 feet; 4) N.86°43'09"E., 16.61 feet; 5) S.04°32'34"E., 58.49 feet; 6) S.44°55'24"W., 9.78 feet; 7) S.27°19'42"E., 105.85 feet; 8) S.22°31'19"E., 62.93 feet to a point on the Southerly boundary of said TRACT "B-1" (CDD) Drainage Area; thence along said Southerly boundary of TRACT "B-1" (CDD) Drainage Area, S.73°48'46"E., 48.74 feet to a point on a curve on the Easterly boundary of said TRACT "B-1"; thence along said Easterly boundary of said TRACT "B-1" the following five (5) courses: 1) Southerly, 72.18 feet along the arc of a curve to the left having a radius of 918.00 feet and a central angle of 04°30'18" (chord bearing S.13°56'05"W., 72.16 feet) to a point of tangency; 2) S.11°40'56"W., 3.15 feet; 3) S.24°05'23"W., 93.08 feet; 4) S.11°40'56"W., 66.38 feet to a point of curvature; 5) Southwesterly, 39.70 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°59'09" (chord bearing S.57°10'31"W., 35.66 feet) to a point of compound curvature on the aforesaid Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), also being a point on the aforesaid Southerly boundary of TRACT "B-1", and also being a point on the aforesaid Southerly boundary of TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT; thence along said Northerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), said Southerly boundary of TRACT "B-1", and said Southerly boundary of TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, Westerly, 69.61 feet along the arc of a curve to the right having a radius of 5604.58 feet and a central angle of 00°42'42" (chord bearing N.76°58'34"W., 69.61 feet) to the **POINT OF BEGINNING**.

Containing 3.370 acres, more or less.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL 1

No.	Date	Description	Dwn.
2	09/15/25	Revised Bdry & Legal	VBR
1	06/04/25	Add Childers Way	VBR

REVISIONS

SHEET NO. 1 OF 5 SHEETS

Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH
(Not a Survey)

Digitally signed by Arthur W Merritt
Date: 2025.09.17 06:43:30 -04'00'

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: VBR	Checked: JLS	Order No.: AMI-EPG-TR-084
Date: 07/28/24	Dwg: 29and30 CDD Cont Parl-05 (2025-09-15).dwg	
File Path: P:\Two Rivers\Master Files\Description\North Parcels\NORTH CDD\Contraction Parcel 1		

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

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	5604.58	15°24'02"	1506.45	1501.92	S.68°55'12"E.
3	5564.58	05°20'55"	519.47	519.28	N.73°55'21"W.
5	918.00	04°30'18"	72.18	72.16	S.13°56'05"W.
6	25.00	90°59'09"	39.70	35.66	S.57°10'31"W.
7	5604.58	00°42'42"	69.61	69.61	N.76°58'34"W.

BASIS OF BEARINGS

The Southerly boundary TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3969, of the Public Records of Pasco County, Florida (WHERE INDICATED), has a Grid bearing of S.61°13'11"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) Indicates non-radial line
3. (RB) indicates reference bearing
4. O.R. - Official Records Book
5. (CDD) - Two Rivers North Community Development District
6. F.D.O.T. - Florida Department of Transportation
7. S.W.F.W.M.D. - Southwest Florida Water Management District

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL 1

No.	Date	Description	Dwn.
2	09/15/25	Revised Bdry & Legal	VBR
1	06/04/25	Add Childers Way	VBR

REVISIONS

SHEET NO. 2 OF 5 SHEETS

Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

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PHONE (813) 221-5200

Drawn: VBR | Checked: JLS | Order No.: AMI-EPG-TR-084
Date: 07/26/24 | Dwg: 29Twrs-N CDD Cont Parl-05 (2025-09-15).dwg
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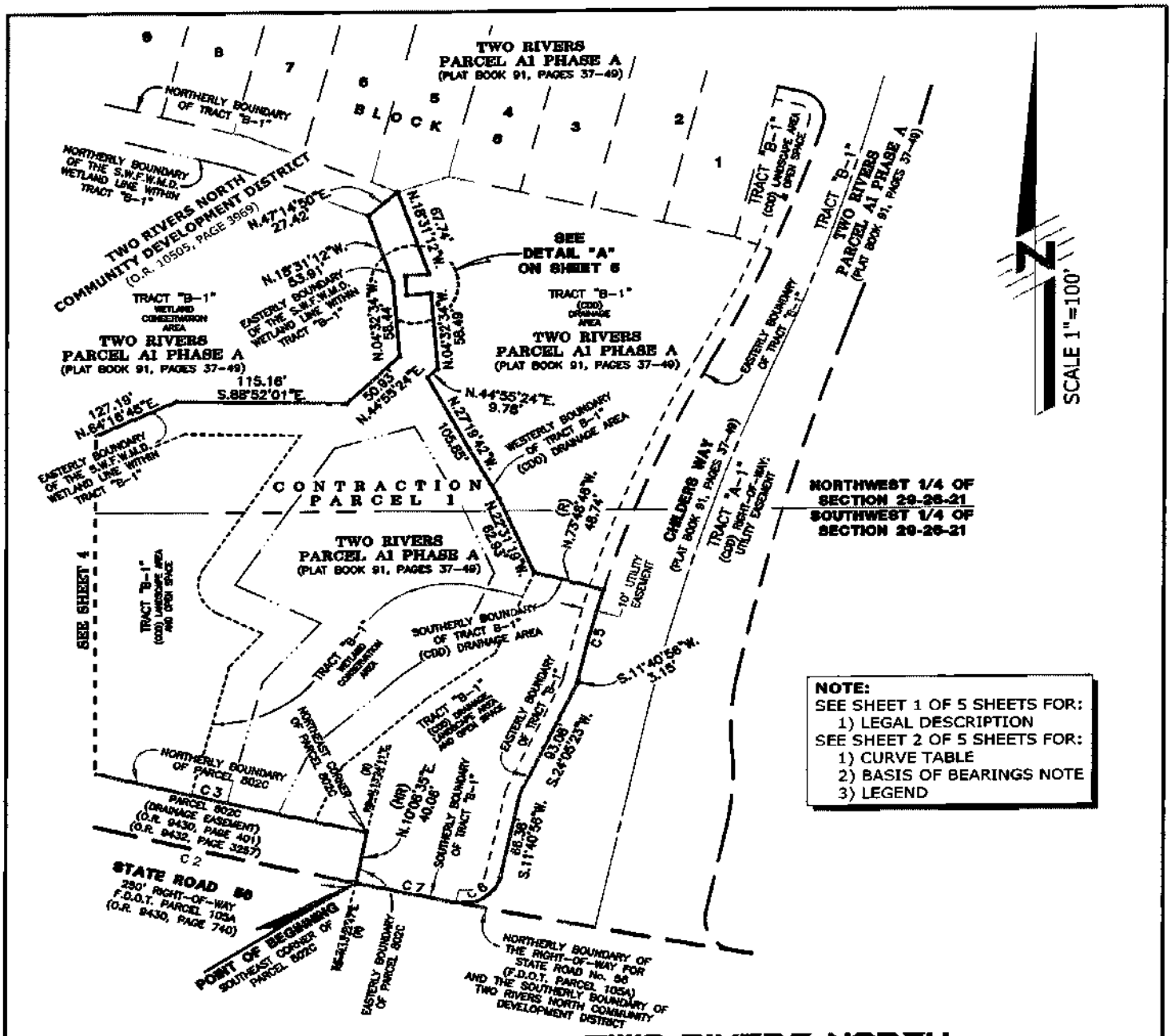
SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST



NOTE:
SEE SHEET 1 OF 5 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 5 SHEETS FOR:
1) CURVE TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL 1

Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
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LICENSED BUSINESS NUMBER LB7778
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Tampa, FL 33609
PHONE (813) 221-5200

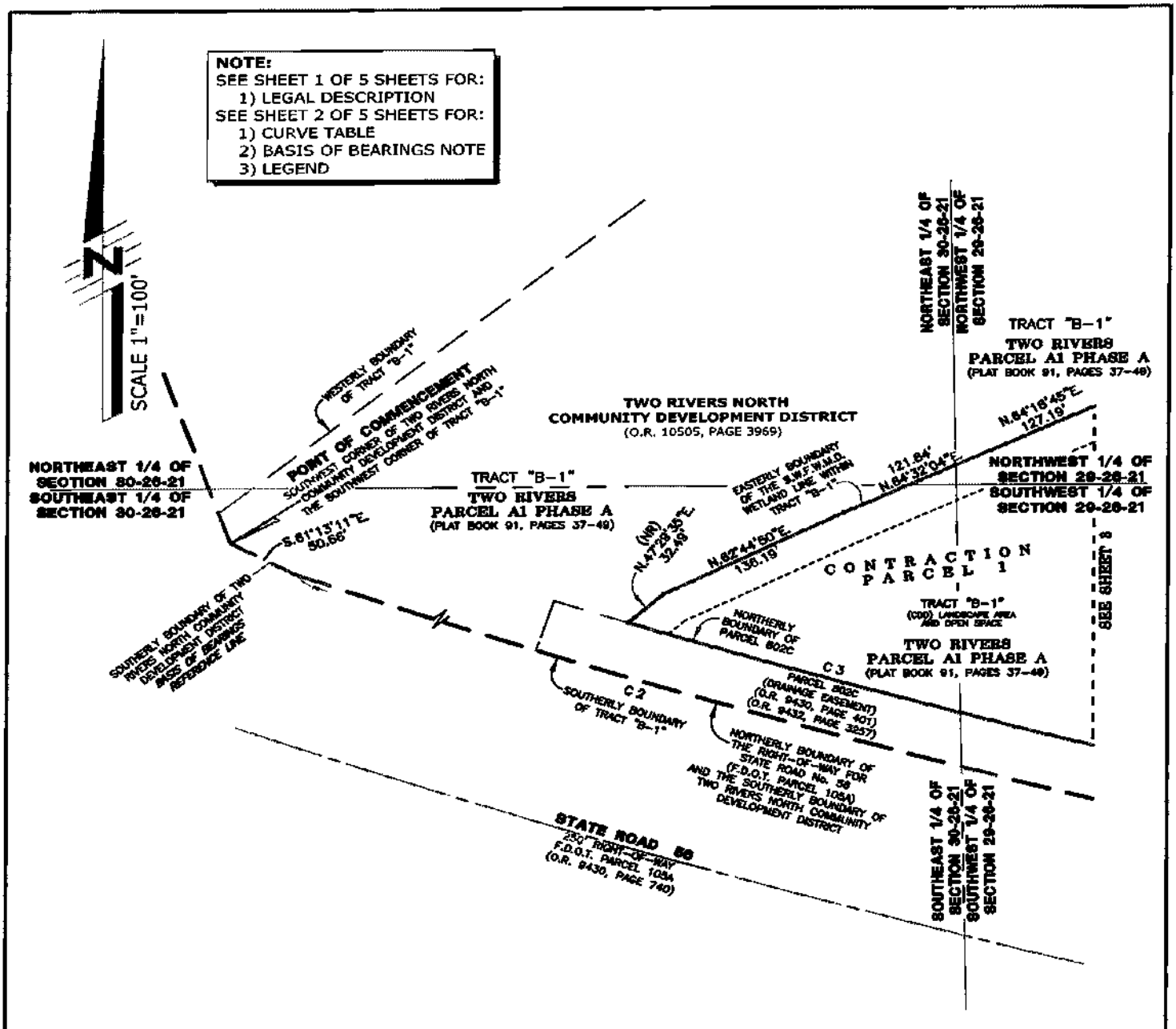
No.	Date	Description	Dwn.
2	09/15/25	Revised Sdry & Legal	VBR
1	08/04/25	Add Childers Way	VBR

REVISIONS

Drawn: VBR | Checked: JLS | Order No.: AMI-EPG-TR-084
Date: 07/26/24 | Dwg: 29sec-N CDD Cont Parl-DS (2025-09-15).dwg
File Path: P:\Two Rivers\Master Files\Description\Two Rivers\North CDD\Contraction Parcel 1

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

SHEET NO. 3 OF 5 SHEETS



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL 1

Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

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PHONE (813) 221-5200

No.	Date	Description	Dwn.
2	09/15/25	Revised Bdry & Legal	VBR
1	06/04/25	Add Childers Way	VBR

REVISIONS

Drawn: VBR | Checked: JLS | Order No.: AMI-EPG-TR-084
Date: 07/26/24 | Dwg: 29ners-N CDD Cont Par1-DS (2025-09-15).dwg
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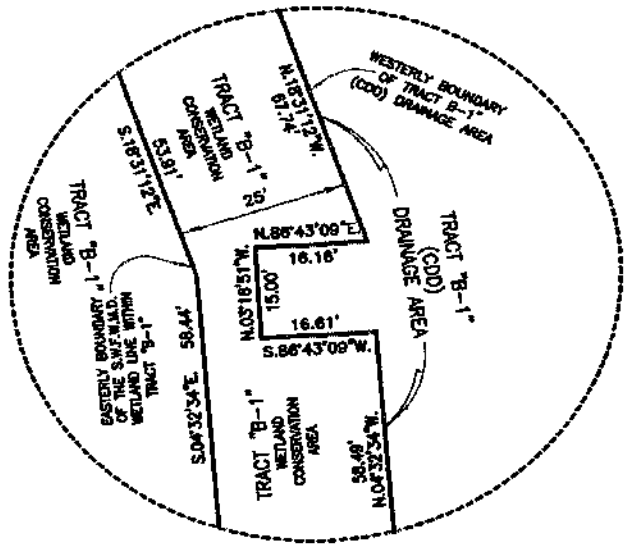
SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST

SHEET NO. 4 OF 5 SHEETS

NOTE:
SEE SHEET 1 OF 5 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 5 SHEETS FOR:
1) CURVE TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

N

SCALE 1"=100'



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

TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION PARCEL 1

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7776
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: VBR	Checked: JLS	Order No.: AMI-EPG-TR-084
Date: 07/26/24	Dwg: 29&30-N CDD Cont Parl-05 (2025-09-15).dwg	
File Path: P:\Two Rivers\Master Files\Description\North Parcels\LAND\ CDD\Contraction Parcel 1		
SECTIONS 29&30, TOWNSHIP 26 SOUTH, RANGE 21 EAST		

No.	Date	Description	Dwn.
2	09/15/25	Revised Bdry & Legal	VBR
1	06/04/25	Add Childers Way	VBR

REVISIONS

SHEET NO. 5 OF 5 SHEETS

Exhibit "B"

TWO RIVERS NORTH CDD
OPERATIONS AND MAINTENANCE ANNUAL BUDGET - SHARED COST ALLOCATION

Product Type	EAU	TOTAL PROJECT UNITS	TOTAL PROJECT EAUS	O&M Per Product	Shared O&M Per Unit
40	1.00	555	990.00	$437,433.08	$788.17
50	1.25	368	1078.50	$476,536.94	$1,294.94
Commercial	2.15	1	2.15	$949.98	$949.98
		924	2070.65	$914,920.00 *	

*Shared cost associated with benefited infrastructure operation and maintenance.

Two Rivers North
Community Development District
General Fund
Fiscal Year 2025 Budget

[illegible] reasonable commercial benefit of each.

ACCOUNT DESCRIPTION	ANNUAL BUDGET FY 2025
REVENUES	
Interest - Investments	0
Special Assmnts- Tax Collector	1500047
Developer Contribution	0
Special Assmnts- Discounts	-60002
Other Miscellaneous Revenues	0
TOTAL REVENUES	1440045
EXPENDITURES	
Legislative	
Supervisor Fees	[illegible]
Total Legislative	10000
Financial and Administrative	
Administrative Services	[illegible]
District Manager	[illegible]
District Engineer	[illegible]
Trustee Fees	6500
Assessment Roll	[illegible]
Organizational Meeting/Initial Set Up	4000
Management and Accounting	[illegible]
Dissemination Services	5000
Financial & Revenue Collections	[illegible]
Rentals & Leases	[illegible]
Office Supplies	[illegible]
Tax Collector	[illegible]

Technology Services	[illegible]
Accounting Services	[illegible]
Auditing Services	[illegible]
Postage, Phone, Faxes, Copies, Mailings	[illegible]
Public Officials Insurance	[illegible]
Legal Advertising	3500
Bank Fees	200
Dues, Licenses & Fees	175
Miscellaneous Fees	250
Website Development & Maintenance	1200
ADA Website Compliance	1500
Info Technology	0
Field Services	[illegible]
Amenity Onsite Staff	85000
Insurance - Property & Causality	35000
Trail Maintenance	10000
Insurance - Deductible	2500
Utility - Gas	10000
Utility - Internet	2400
Boundary Wall Maintenance	30000
Pool - Onsite Monitor	24000
Security Monitoring Services	12000
Waterway Management Program	[illegible]
Amenity Camera R&M	4000
Tree Trmming	10000
Total Financial and Administrative	334999
Legal Counsel	
District Counsel	9500
Total Legal Counsel	9500
Electric Utility Services	
Electric Utility Services - Streetlights	[illegible]
Electric Utility Services	[illegible]
Total Electric Utility Services	220000
Garbage/Solid Waste Control Services	
Garbage Recreation Center	0
Total Garbage/Solid Waste Control Services	0

Water-Sewer Combination Services	
Water Utility Services	3000
Total Water-Sewer Combination Services	3000
Other Physical Environment	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
Facility Janitorial - Contract	32000
Facility Janitorial Supplies/Other	3000
Irrigation Maintenance	30000
Landscape R&M	15000
Landscape - Mulch	35000
Landscape - Plant Replacement Program	30000
Landscape Annuals	18000
Pool - R&M	6000
Wildlife Control	6400
Bush Hogging	0
Landscape - Pond	0
[illegible]	[illegible]
Total Other Physical Environment	732546
Road & Street Facilities	
[illegible]	[illegible]
Total Road & Street Facilities	30000
Parks and Recreation	
Access Control Fob Distribution	2000
Access Control R&M	10000
Amenity Furniture	4000
Amenity R&M	20000
Contingency - Misc	0
Contract - Park Facility Janitorial Maintenance	0
Dog Waste Station Service & Supplies	5000
Lighting Maintenance	0

Pest Control - Amenity	2400
Playground Equipment and Maintenance	0
Pool - Contract	36000
Pool Permits	600
Recreation Equip. Maint.	0
Repairs & Maintenance	0
Special Events	10000
Telephone/Fax/Internet Services	0
Total Parks and Recreation	90000
Contingency	
Miscellaneous Contingency	[illegible]
Total Contingency	10000
TOTAL EXPENDITURES	1440045
SUBTOTAL SHARED EXPENDITURES	**914920**

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Premium Recapitulation

	Annual Premium	Check Option Accept	Reject
***Preferred* Package**			
Property including Equipment Breakdown	$8,288.00	☑	☐
Crime / Employee Dishonesty	$209.00	☑	☐
General Liability	$2,096.00	☑	☐
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	$1,006.00	☑	☐
Cyber Liability	$210.00	☑	☐
Automobile Liability	$252.00	☐	☑
Package Payment Plan:	Annual		

***Deadly Weapon Protection Coverage: Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.**

Please note that the annual premium would be $28,774.

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

Signed by: Carlos de La Ossa CC0CB251E795481... SIGN HERE

(Signature)

Carlos de La Ossa Chair

(Name & Title)

5/1/2026

(Date)

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Public Entity Application
PO Box 958455
Lake Mary, FL 32795-8455
Phone: 321-832-1450
Fax: 321-832-1496

Public Entity Application
Renewal Application Muni
Coverage Term: 03/16/2026 to 03/16/2027

General Member Information	
Name: Two Rivers North Community Development District	
Mailing: 2005 Pan Am Circle	
Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle	
Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information Contact: Jayna Cooper	Additional Member Information FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: Signed by: Carlos de La Ossa CC0CB251E795481... SIGN HERE

TITLE: Chair

DATE: 5/1/2026

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

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Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	Y	Auto Physical Damage	N
Boiler & Machinery	Y	Crime	Y
Flood	Y	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	Y
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are $1M/$1M/$1M	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Applicable

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Date 5/1/2026

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Preferred PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

APPLICATION GENERAL INFORMATION

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	Jayna Cooper 813-608-8242 jayna.cooper@inframark.com
Requested Effective Date:	03/16/2026
Requested Termination Date:	03/16/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	3/12/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	$0
Fire - Estimated Payroll	$0
All Other - Estimated Payroll	$0

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Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE

POL/EPLI General Questions	Response
1 - POL Limit:	$1,000,000
2 - POL Deductible:	$0
3 - EPLI Limit:	$1,000,000
4 - EPLI Deductible:	$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No

Initial CDO Initial_____ Date 5/1/2026

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Preferred PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No

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Initial _____ Date 5/1/2026

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Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization’s endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed_ Signed by: Carlos de la Ossa CC0CB251E795481... _____ Title Chair Date 5/1/2026 SIGN HERE

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

Initial_ Initial CDO _____ Date 5/1/2026 INITIAL HERE

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Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Auto Liability

Coverage	Response
1 - AL Limit:	$1,000,000
2 - AL Territory:	Gulf Coast
3 - AL Deductible:	$0
4 - Medical Payment limit:	
5 - Uninsured/Underinsured motorist limit (Maximum $100,000):	
6 - Hired and Non-Owned Liability? (Y/N)	Y
7 - If symbol 10 for AL is required, provide definition:	
8 - How often do you inspect vehicles for safety hazards?	N/A
9 - Are safety inspection records maintained?	No
10 - Are vehicles assigned to specific drivers with back up drivers?	No
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	No
12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.)	No
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	No
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN,LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	None
15 - Driver Training Program:	None
16 - MVR Criteria:	None
17 - Formal Written Accident Reporting Procedure:	None
18 - Employee Disciplinary Program for Driver Safety	None

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Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	$100,000
2 - Employee Dishonesty Deductible:	$1,000
3 - Theft, Disappearance or Destruction Limit	$100,000
4 - Theft, Disappearance or Destruction Deductible	$1,000
5 - Computer Fraud Limit	$100,000
6 - Computer Fraud Deductible	$1,000
7 - Forgery or Alteration Limit	$100,000
8 - Forgery or Alteration Deductible	$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

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Preferred PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - General Liability

Coverage	Response
1 - GL Occurrence Limit	$1,000,000
2 - GL Deductible	$0
3 - Employee Benefits Occurrence Limit	$1,000,000
4 - Medical Expense Limit (Max $5,000)	$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	Yes
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	Yes
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No

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Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	

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Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 – Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive b	No

Initial CDW Initial_____Date 5/1/2026

INITIAL HERE

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes,explain in the comment box.(Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Coverage Term: 03/16/2026 to 03/16/2027
Member Name:
Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Property

Coverage	Response
1 - ISO Protection Class:	Unknown
2 - AOP Property Deductible:	$2,500
3 - Excess Flood Limit (primary for zones other than A & V) - Maximum Limit $5,000,000	$1,000,000
4 - Earth movement Limit - Maximum Limit $5,000,000	$1,000,000
5 - Equipment Breakdown Coverage requested (Y/N)	Yes
6 - Do any of the buildings have unrepaired damage from a recent loss? If so, please describe the extent of the damage and location.	No
7 - Date of last property valuation: (4 digit year)	
8 - If new business, have you attached a copy of your most recent appraisal?	No
9 - Does the member own any structures not listed on the Property Application Schedule of Locations? If yes, provide description in the comment box.	No
10 - Are these structures insured with another carrier?	No

Initial_ Initial CDLO _____Date 5/1/2026

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Preferred PGIT GOVERNMENTAL INSURANCE TRUST

Named Covered Party: Two Rivers North Community Development District
Term: 05/01/2026 to 10/01/2026
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294981 25-01 01

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

[X] a. I hereby reject Uninsured Motorist coverage.

[ ] b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

[ ] c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE
(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

[ ] I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future t[illegible] my agent know in writing.

Signed by: Carlos de La Ossa
CC0CB251E795481...

Signature _____ **Title** Chair

Name Carlos de La Ossa **Date** 5/1/2026

SIGN HERE

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

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Named Covered Party: Two Rivers North Community Development District
Term: 05/01/2026 to 10/01/2026
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294981 25-01 01

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	**Property**	**TIV: $3,021,471 Building and Contents Combined**
N/A	**Inland Marine**	**Blanket Unscheduled IM: Not Included** **Scheduled Inland Marine: Not Included** **Total All Inland Marine: Not Included**
N/A	**Property TRIA (Terrorism Risk Insurance Act) coverage**	
X	**Crime**	
X	**General Liability**	**Ratable Payroll: Not Included**
N/A	**Law Enforcement Liability**	**Officers: Not Included**
X	**Professional Liability**	**Employees: Not Included**
X	**Automobile**	**0 Units - Auto Liability** **0 Units - Comprehensive** **0 Units – Collision**
N/A	**Stop Loss Aggregate:** **Applies to:**	**Not Included**
N/A	**Excess Workers' Compensation**	**Payroll: Not Included**
X	**I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).**	
X	**I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).**	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature Signed by: Carlos de La Ossa CC0CB251E795481... **Title** Chair

Name Carlos de La Ossa **Date** 5/1/2026

SIGN HERE

Coverage is provided by Preferred Governmental Insurance Trust

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

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ION AGREEMENT

Application for Membership in the Preferred Governmental Insurance Trust

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Trust for continuing workers' compensation, liability, property and/or casualty coverage through membership in the Preferred Governmental
Insurance Trust, to become effective 12:01 a.m. 05/01/2026 (effective date of coverage agreement), and if accepted by the Fund's duly authorized representative, does hereby agree as follows:

(a) To accept and be bound by the provisions of the Florida Workers' Compensation Act;

(b) That, by this reference, the terms and provisions of the Amended Interlocal Agreement creating the Preferred Governmental Insurance Trust date October 1, 2004 are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Amended Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Amended Interlocal Agreement as provided therein;

(c) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(d) To abide by the rules and regulations adopted by the Board of Trustees of the Fund;

(e) That should either the Applicant or the Fund desire to cancel coverage, it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to the Fund as a condition precedent to participation in the Fund is true, correct and accurate in all respects.

_____
(Name of Local Governmental Entity)

_____
Witness Signature

By: Signed by: Carlos de La Ossa CC0CB251E795481... SIGN HERE
Signature

_____
Printed Name

_____
Printed Name

_____
Witness Signature

Title: _____

_____
Printed Name

For Internal Use only

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE THE ____ DAY OF _____, 20___ SIGNED THIS ____DAY OF _____, 20__ .

By: _____
Administrator/Trustee

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AMENDED INTERLOCAL AGREEMENT CREATING THE PREFERRED GOVERNMENTAL INSURANCE TRUST

This Amended Interlocal Agreement, restating and modifying the Preferred Governmental Insurance Trust, is made and entered into effective October 1, 2004, by and among the Local Governmental Entities who have executed Participation Agreements (Application for Membership in the Preferred Governmental Insurance Trust) to become effective October 1, 2004, such Local Governmental Entities representing one hundred percent (100%) of the Governmental Entities participating in the Preferred Governmental Insurance Trust, together with such other Local Governmental Entities who hereafter become members of the Fund, for the purposes and subject to the conditions and restrictions, as hereinafter set forth.

WITNESSETH:

WHEREAS, Article VIII, Section 2, Florida Constitution, provides municipalities shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, Section 125.01, Florida Statutes, provides that counties shall have the power to carry on county government and to exercise all powers and privileges not specifically prohibited by law; and

WHEREAS, Section 166.021, Florida Statutes, provides in part that "...municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law."; and

WHEREAS, Section 163.01, Florida Statutes, commonly known as the "Florida Interlocal Cooperation Act of 1969", provides that Local Governmental Entities may enter into interlocal agreements in order to make the most efficient use of their powers by enabling them to cooperate with other Local Governmental Entities on a basis of mutual advantage, thereby providing services and facilities in a manner, and pursuant to forms of governmental organization, that will best accord with geographic, economic, population, and other factors influencing the needs and development of Local Communities; and

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da Statutes, provides that any two or more Local Governmental Entities may enter into an interlocal agreement for the purpose of securing the payment of benefits under Chapter 440, Florida Statutes, provided such local governmental self- insurance fund created thereby has an annual normal premium in excess of five million dollars ($5,000,000.00), maintains a continuing program of excess insurance coverage, submits annual audited year-end financial statements, and has a governing body which is comprised entirely of local elected officials; and

WHEREAS, Section 768.28, Florida Statutes, provides that the state and its agencies and subdivisions are authorized to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage they may choose, or to have any combination thereof, in anticipation of any claim, judgment, and claims bill which they may be liable to pay pursuant to such section; and

WHEREAS, Section 111.072, Florida Statutes, authorizes any county, municipality, or political subdivision to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage it may choose, or to have any combination thereof in anticipation of any judgment or settlement which its officers, employees, or agents may be liable to pay pursuant to a civil or civil rights lawsuit described in s. 111.07, Florida Statutes; and

WHEREAS, Section 624.462, Florida Statutes, provides that a governmental self-insurance pool created pursuant to Section 768.28(16), Florida Statutes, shall not be considered a commercial self-insurance fund; and

WHEREAS, each of the participating Local Governmental Entities which are party to this Agreement, and all subsequent Local Governmental Entities which become party to this Agreement, are public agencies as defined in Section 163.01, Florida Statutes, and are authorized to enter into this Interlocal Agreement by executing a Participation Agreement; and

WHEREAS, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under Chapter 440, Florida Statutes; and

WHEREAS, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under risk management programs or liability insurance programs; and

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st, and in the best interest of the parties hereto, that they join together to establish a consolidated and comprehensive Fund for the payment of benefits under the Florida Workers' Compensation Law, payment of claims, judgments and claims bills which they may become liable to pay, payment of certain civil rights liabilities, payment of casualty and property losses, and the purchase of appropriate policies of insurance, excess insurance and reinsurance to provide protection against such claims and liabilities; and

WHEREAS, the governing authority of each of the Local Governmental Entities which are a party to this Agreement have duly authorized the execution and delivery of a Participation Agreement obligating such Governmental Entity to full performance of this Agreement; and

WHEREAS, it is the intent of this Agreement to allow participation by additional Local Governmental Entities in the self-insurance fund created hereby, pursuant to the terms and conditions of this Interlocal Agreement;

NOW, THEREFORE, by virtue of the execution and delivery of a Participation Agreement, the parties hereto do hereby covenant and agree as follows

SECTION I
INCORPORATION OF RECITALS

The foregoing WHEREAS clauses are incorporated in, and made a part of, this Amended Interlocal Agreement.

SECTION II
DEFINITIONS

The following definitions shall apply to the provisions of this Amended Interlocal Agreement:

2.1 **ADMINISTRATOR.** An individual, partnership or corporation engaged by the Fund to carry out the policies of the Fund and provide the day-to-day executive management and oversight of the Fund's operations, including, but not limited to, administration, marketing, underwriting, quoting, issuance, maintenance and auditing of coverage terms, coordinating other third party service providers retained by the Fund and ensuring that the policies and decisions of the Board of Trustees are implemented.

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is Management" shall mean the process of identifying, receiving, handling, adjusting, reserving, resolving and planning for the funding of eligible claims made by or against any Member of the Trust and any other necessary risk management operations.

2.3 **CONTRIBUTION(S).** "Contribution(s)" shall mean any premium charge or other consideration imposed or collected by, or on behalf of the Trust, from its Members based on criteria adopted from time to time by the Board of Trustees. Contributions may be determined and set with respect to all Members, any individual Member or otherwise. The terms "Contribution(s)", "Premium(s)" and "Premium Contribution(s)" are used interchangeably and synonymously throughout this Agreement.

2.4 **COVERAGE TERMS.** "Coverage Terms" or "Coverage Agreements" shall mean the terms and conditions of certificates of insurance, policies of insurance, endorsements to policies of insurance, excess insurance policies and reinsurance policies which are provided to Fund Members from time to time which comprehensively set forth the insurance coverages provided to the Fund Members, as may be modified or altered from time to time with respect to all Members, any individual Member, or otherwise, within the applicable notice and procedural requirements of law, or in any other rules and regulations adopted by the Board of Trustees.

2.5 **FUND.** **"**Fund" shall mean the group self-insurer's fund or trust fund which is hereby created for the purposes set forth herein, known as the Preferred Governmental Insurance Trust. The terms "Fund", "Trust" and "Trust Fund" are used interchangeably and synonymously throughout this Agreement.

2.6 **LOCAL GOVERNMENTAL ENTITY OR ENTITIES.** "Local Governmental Entity or Entities" shall mean any "public agency" as defined by Section 163.01(3)(b), Florida Statutes.

2.7 **MEMBER.** "Member" shall mean a Local Governmental Entity which has duly executed a Participation Agreement and otherwise has complied with all provisions of this Agreement, and which thereafter is entitled to all the rights and benefits conferred by, and subject to all conditions and obligations imposed by, this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees.

2.8 **NON-COMPLIANCE.** "Non-Compliance" shall mean the failure to comply with the terms of this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees, but only to the extent that such Non-Compliance is deemed material by, and within the sole discretion of, the Board of Trustees.

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Participation Agreement" shall mean the application for membership in the Preferred Governmental Insurance Trust pursuant to which an applying member agrees to be bound by the provisions of the Florida Workers' Compensation Act, this Amended Interlocal Agreement, the rules and regulations adopted by the Board of Trustees of the Fund, and when accepted by the Board of Trustees or their duly authorized representative, becomes a part of the Interlocal Agreement between the applying member and the Fund.

2.10 PREMIUM(S). "Premium(s)" shall mean "Contribution(s)".

2.11 PREMIUM CONTRIBUTION(S). "Premium Contribution(s)" shall mean Contribution(s).

2.12 THIRD-PARTY CLAIMS MANAGER. "Third-Party Claims Manager" shall mean an individual or organization providing claims management services to the Fund.

2.13 TRUST. "Trust" shall mean the "Fund".

2.14 TRUSTEES. "Trustees" or "Board of Trustees" shall mean the collegial body charged with the operation and administration of the Fund pursuant to the provisions of this Agreement.

2.15 TRUST FUND. "Trust Fund" shall mean the "Fund".

SECTION III
ESTABLISHMENT OF "PREFERRED GOVERNMENTAL INSURANCE TRUST" AS A SELF-INSURED FUND

3.1 ESTABLISHMENT. The Preferred Governmental Insurance Trust is hereby established and created pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution, Sections 125.01, 163.01, 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, for the purposes, and with the powers, duties and obligations, as herein set forth.

3.2 LOCATION. The location of the principal office of the Trust shall be determined from time to time by the Board of Trustees.

3.3 PURPOSES. This Amended Interlocal Agreement is made and executed, and the Fund created hereby is established for the purposes of:

(a) Pooling Member's resources to fulfill Members' legal liabilities and obligations, including, but not limited to, providing for the payment of benefits under the Florida Workers' Compensation Law;

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of providing workers' compensation coverage by developing and refining specialized claim services, by developing and refining, internally or through third party service providers, a managed care system, together with the development and refining of loss prevention programs for the Members;

(c) To pay or provide for general liability and casualty coverage to participating Members, including, but not limited to, public officials errors and omissions, employment practices liability and law enforcement liability claims;

(d) To pay or provide for property coverage to participating Members;

(e) To pay for or provide to its participating Members coverage in anticipation of any judgment or settlement resulting from a civil rights action arising under federal law;

(f) To pay for or provide to participating Members coverage in anticipation of any claims bill passed by the Legislature;

(g) To pay for or provide to participating Members coverage for any other risk authorized under Florida law to be self-insured;

(h) To pay for or provide to participating Members all or a part of such coverages.

This Agreement is not intended to create a partnership or other legal entity whereby one Member assumes the obligations of another Member, or the obligations of the Fund in general.

3.4 NON-ASSESSABILITY. Should a deficit develop in the Trust, after excess reinsurance recoveries, whereby claims or other expenses cannot be paid, each individual Member shall assume liability for the costs of claims brought against that Member as if such Member were individually self-insured. Each individual Member shall thereafter be responsible for its individual costs including, but not limited to, claims administration without an obligation to, or a right of contribution from, other Members.

3.5 POWERS. The Trust shall have all the rights, powers, duties and privileges as set forth in Article VIII, Section 2 of the Florida Constitution, and Sections 163.01, et seq., 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, and any other applicable Florida Statutes, which are necessary to accomplish the purposes described in Section 3.3, including but not limited to the following:

(a) Securing the payment of benefits under Chapter 440, Florida Statutes.

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rom Members for the purpose of paying for or providing casualty, property, and liability coverage, and securing the payment of claims associated therewith.

(c) Paying for or providing coverage for any other risk authorized under Florida law to be self-insured.

(d) Paying for or providing all or a part of such coverages.

(e) To make, enter into, and arrange for insurance, reinsurance, excess insurance, catastrophic insurance, stop-loss insurance, or any other coverage as the Fund shall deem necessary and appropriate, without such purchase being deemed a waiver of sovereign immunity.

(f) To pay, or approve the payment of, any expenses and fees associated with the operation of the Fund.

(g) To indemnify and hold harmless any Trustee, officer of the Fund, or any person acting on behalf of the Fund, to the fullest extent such indemnification is permitted by law, against (1) reasonable expenses actually and necessarily incurred in connection with any threatened, pending or completed action, suit or proceeding, whether civil, administrative or civil investigative, including any action, suit or proceeding by or on behalf of the Fund, seeking to hold said person liable by reason of the fact that he or she was acting in such capacity, and (2) reasonable payments made by him or her in satisfaction of any judgment, monetary decree or settlement for which he or she may have become liable in any such action, suit or proceeding by reason of the fact that he or she was acting in such capacity. This indemnification is not intended to, and does not, waive any immunities provided to Members of the Fund, Trustees serving in their capacity as Trustees to the Fund, or to officers or employees of the Fund, by virtue of the laws of the state of Florida, but is merely in addition to such rights, privileges and immunities. (Ref. 624.489 and 768.28, FS).

SECTION IV
ADMINISTRATION OF FUND

4.1 **MEETINGS.** The Board of Trustees shall meet at such time and in such location as may be acceptable to a majority of the Board of Trustees. The Chairman of the Board of Trustees or his designee shall set the date, time and location of each meeting, and notice thereof shall be furnished to each Trustee by the Chairman or his designee not less than ten (10) days prior to the date of such meeting.

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date, time and location of such meeting and may specify the purpose thereof, and any action proposed to be taken there at. Such notice shall be directed to each Trustee by mail to the address of such Trustee as is recorded in the office or offices of the Fund. In no event shall the Board of Trustees meet less than quarterly.

The Chairman of the Board or any three (3) Trustees may call a special meeting and direct the Administrator to send the prerequisite notice for any special meeting of the Board of Trustees. Special meetings of the Board of Trustees may be held at any time and place without notice, or with less than the prerequisite notice, provided all Trustees execute a waiver of notice and consent to said meeting.

For purposes of a duly called meeting of the Board of Trustees, a quorum shall exist if a majority of the members of the Board of Trustees are present. The Administrator shall keep minutes of all meetings, proceedings and acts of the Board of Trustees, but such minutes need not be verbatim. Copies of all minutes of the Board of Trustees shall be sent by the Administrator to all Trustees.

4.2 **VOTING.** All actions by, and decisions of, the Board of Trustees shall be by vote of a majority of the Trustees attending a duly called meeting of the Board of Trustees at which a quorum is present; however, in the event of a duly called special meeting, all actions by, and decisions of, the Board of Trustees may be by vote of a majority of the Trustees present and attending such special meeting if a proper waiver of notice and consent was obtained as provided herein.

4.3 **OFFICE OF THE FUND.** The Board of Trustees shall establish, maintain and provide adequate funding for an office or offices for the administration of the Fund. The address of such office or offices shall be made known to the units of local governments eligible to participate in, or participating in, the Fund. The books and records pertaining to the Fund and its administration shall be kept and maintained at the office or offices of the Fund.

4.4 **EXECUTION OF DOCUMENTS.** A certificate, document, or other instrument signed by the Chairman or the Administrator of the Fund shall be evidence of the action of the Board of Trustees and any such certificate, document, or other instrument so signed shall conclusively be presumed to be authentic. Likewise, all acts and matters stated therein shall conclusively be presumed to be true.

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OR. The trustees shall designate and provide compensation for an Administrator to administer the affairs of the Fund. Any Administrator so designated shall furnish the board of Trustees with a fidelity bond with the Trustees as named obligee. The amount of such bond shall be determined by the Trustees and the evidence thereof shall be available to all units of government eligible to participate, or participating in, the Fund.

4.6 **COMPENSATION AND REIMBURSEMENT OF TRUSTEES.** The Board of Trustees may from time to time establish a reasonable amount of compensation to cover attendance at a duly called meeting by the Board of Trustees, or to cover the performance of the normal duties of a Trustee. Such compensation shall include reimbursement for reasonable and necessary expenses incurred therewith.

SECTION V
NUMBER, QUALIFICATION, TERM OF OFFICE AND POWER AND DUTIES OF TRUSTEES

5.1 **NUMBER AND QUALIFICATION OF TRUSTEES.** The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Each Trustee shall be an elected official of a Member. No two (2) Trustees may be elected officials from the same Member. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as an elected official of the Member, whichever shall first occur. A Trustee may serve successive four (4) year terms provided such Trustee continues to remain an elected official of a Member. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such appointment to the chairman, or acting chairman of the Board of Trustees.

5.2 **RESIGNATION AND REMOVAL OF A TRUSTEE**. A Trustee may resign and become and remain fully discharged from all further duties or responsibilities hereunder, by giving at least sixty (60) days prior written notice sent by certified mail, overnight delivery or other appropriate method of delivery to the chairman or acting chairman of the Board of Trustees. Such notice shall state the date said resignation shall take effect, and such resignation shall take effect on the date designated unless a successor Trustee has been elected at an earlier date as herein provided, in which event resignation shall take

Docusign Envelope ID: 9DC73A0F-000C-8C97-80AE-0B4150D396E8 election of such successor Trustee. Additionally, oral notice of resignation may be given at any duly convened meeting of the Trustees, which said oral notice of resignation shall be incorporated, and made a part of, the minutes of such duly convened meeting. A Trustee may be removed by a majority vote of the Board of Trustees or by a majority vote of the Members. Any Trustee, upon leaving office, shall forthwith turn over and deliver to the chairman or the secretary of the Trustees at the principal office of the Trust any and all records, books, documents or other property in such Trustees possession, or under such Trustees control, which belongs to the Trust.

5.3 **ELECTION OF SUCCESSOR TRUSTEES.** Successor Trustees shall be elected by a majority vote of the Board of Trustees. Nominations for the election of Trustees may be made by the Board of Trustees or by any Member of the Fund.

5.4 **TRUSTEE TITLE.** In the event of death, resignation, refusal or inability to act by any one or more of the Trustees, the remaining Trustees shall have all the powers, rights, estates and interests of this Trust and shall be charged with its duties and responsibilities; provided, however, that in such case(s), no action may be taken unless it is concurred in by a majority of the remaining Trustees.

5.5 **TRUSTEE OFFICERS.** The Trustees shall elect from among themselves a chairman, vice-chairman and secretary of the Board of Trustees. Such officers shall be elected annually at the end of the fiscal year of the Trust, and may succeed themselves.

5.6 **POWER AND AUTHORITY.** The Board of Trustees shall be charged with the duty of the general supervision and operation of the Fund, and shall conduct the business activities of the Fund in accordance with this Agreement, its by-laws, rules and regulations and applicable federal and state statutes and rules and regulations. In connection therewith, the Board of Trustees may exercise the following authority and powers:

(a) To collect premiums from participating Members in an amount individually agreed to by the Fund and said Members for the purpose of paying for or providing the coverages provided in this Agreement to participating Members.

(b) To pay for or provide such excess insurance or reinsurance coverage as is necessary to accomplish the purpose of the Fund.

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e bonds and other certificates of indebtedness, and arrange for lines or letters of credit to assist in providing the coverages provided in this Agreement to participating Members.

(d) To pay for or provide appropriate liability and other types of insurance to cover the acts of the Board of Trustees of the Fund.

(e) To contract with appropriate professional service providers to meet the purposes of the Fund, and to expend funds for the reasonable operating and administrative expenses of the Fund, including but not limited to, all reasonable and necessary expenses which may be incurred in connection with the establishment of the Fund, in connection with the employment of such administrative, legal, accounting, and other expert or clerical assistance to the Fund, and in connection with the leasing and purchase of such premise, material, supplies and equipment as the Board, in its discretion, may deem necessary for or appropriate to the performance of its duties, or the duties of the Administrator or the other agents or employees of the Fund.

(f) To pay claims the Fund becomes legally obliged to pay pursuant to the Coverage Agreements entered into by and between the Fund and participating Members.

(g) To establish and accumulate as part of the Fund adequate reserves to carry out the purposes of the Fund.

(h) To pay premiums on, and to otherwise secure or provide, insurance products that are ancillary to the coverages authorized by this Agreement.

(i) To invest and reinvest funds that may come into the possession of the Fund.

(j) To assume the assets and liabilities of the Fund.

(k) To take such actions and expend such funds as are reasonably necessary to facilitate the cessation of the business of the Fund.

(l) To exercise such powers that are authorized to be exercised by trustees under and pursuant to the laws of Florida.

(m) To take such other action and expend such funds as are reasonably necessary to accomplish the purposes of the Fund.

5.7 **APPROVAL OF MEMBERS.** The Board of Trustees, after the inception of the Fund, shall receive applications for membership from prospective new participants in the Fund and shall approve applications for membership in accordance with the terms of this Agreement, any Participation Agreement, applicable federal and state statutes and rules and regulations, and the rules and regulations established by the Board of Trustees for the admission of new members into the Fund; provided, however, no prospective member may

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; such prospective member is a public agency of the state. As used herein, the phrase "public agency" includes, but is not limited to, the state, its agencies, counties, municipalities, special districts, school districts, and other governmental entities; the independent establishments and constitutional officers of the state, counties, municipalities, school districts, special districts, and other governmental entities; and corporations primarily acting as instrumentalities or agencies of the state, counties, municipalities, special districts, school districts, and other governmental entities. The Board of Trustees shall be the sole judge of whether or not an applicant for membership shall be eligible to participate in the Fund; provided, however, the Board of Trustees may delegate the functions associated with approval of Members to the Administrator.

5.8 **REPORTING.** The Board of Trustees shall be responsible for and shall cause to be prepared and filed such annual or other periodic audits, reports and disclosures as may be required from time to time pursuant to applicable federal and state statutes and rules and regulations, including, but not limited to, periodic payroll audits, periodic summary loss reports, periodic statements of financial condition, certified audits, appropriate applications filed by prospective new members, reports as to financial standings, payroll records, reports relating to coverage, experience, loss and compensation payments, summary loss data statements, periodic status reports, and any other such reports as may be required from time to time to accomplish the purpose of the Fund or to satisfy the requirements of appropriate governmental entities.

5.9 **TRUSTEES' LIABILITY.** The Trustees and their agents and employees shall not be liable for any act of omission or commission taken pursuant to this Agreement unless such act constitutes a willful breach of fiduciary duties nor shall any Trustee be liable for any act of omission or commission by any other Trustee or by any employee or agent of the Fund. The Fund hereby agrees to save, hold harmless and indemnify the Trustees and their agents and employees for any loss, damage or expense incurred by said persons or entities while acting in their official capacity on behalf of the Fund, unless such action constitutes a willful breach of fiduciary duties.

5.10 **RELIANCE ON COUNSEL'S OPINION.** The Board of Trustees may employ and consult with legal counsel concerning any questions which may arise with reference to the duties and powers of the Board of Trustees or with reference to any other matter pertaining to this Agreement or the Fund created thereby; and the opinion of such counsel shall be full and complete authorization and protection from liability arising out of or in respect to any action taken or

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stees or an individual Trustee acting hereunder in good faith and in accordance with the opinion of such counsel.

5.11 **BY-LAWS, RULES AND REGULATIONS.** The Board of Trustees may adopt and enforce such by-laws, rules and regulations as between the Members of the Fund and the Fund governing the operation of the Fund as are consistent with the terms of this Agreement and as are reasonably necessary to accomplish the purposes of the Fund.

SECTION VI
POWERS AND DUTIES OF THE ADMINISTRATOR

6.1 **RESPONSIBILITIES.** The Administrator shall have the power and authority to implement the directives of the Board of Trustees and the policy matters set forth by the Board of Trustees as they relate to the on-going operation and supervision of the Fund, the by-laws, rules and regulations established by the Board of Trustees, the provisions of this Agreement, and applicable federal and state statutes, rules and regulations. The powers, duties and responsibilities of the Administrator retained by the Board of Trustees shall be set forth in an Administrative Agreement executed between the Board of Trustees and the Administrator.

6.2 **CONTRIBUTIONS.** The Administrator shall deposit into the account or accounts designated by the Board of Trustees, at the financial institution or institutions designated by the Board of Trustees, all contributions as and when collected from the Members and said monies shall be disbursed only in the manner provided by this Agreement, the Coverage Agreements, the rules, regulations and by-laws of the Board of Trustees, and the Agreement entered into by and between the Board of Trustees and the Administrator.

SECTION VII
MEMBERS

7.1 **MEMBERSHIP CANCELLATION, SUSPENSION OR EXPULSION.** The Board of Trustees shall be the sole judge of whether membership in the Fund may be cancelled, or whether a member may be suspended or expelled from the Fund; provided, however, the Board of Trustees may delegate the functions associated with cancellation, suspension or expulsion of a Member to the Administrator. Written notice of any such cancellation, suspension or expulsion shall be provided by the Fund to the member no less than thirty

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e date of such cancellation, suspension or expulsion, and no liability under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the member pursuant to this Agreement, shall accrue to the Fund following the effective date of such cancellation, suspensions or expulsion. The minimal notice provisions of this paragraph shall not apply in the event a member fails to make the requisite contributions for coverages under this Agreement when such contributions are due.

7.2 **RESPONSIBILITIES OF MEMBERS.** By execution of a Participation Agreement agreeing to be bound by the terms and conditions of this Amended Interlocal Agreement, each Member agrees to abide by the following rules and regulations:

(a) The Trustees have the sole responsibility to govern and direct the affairs of the Fund pursuant to this Agreement.

(b) Any Member who formally applies for Membership in this Fund, and who is accepted by the Board of Trustees, shall thereupon become a party to this Amended Interlocal Agreement and shall be bound by all of the terms and conditions contained herein. The Participation Agreement shall constitute a counterpart of this Amended Interlocal Agreement, and this Amended Interlocal Agreement shall constitute a counterpart of the Participation Agreement.

(c) To maintain a reasonable loss prevention program in order to provide the maximum in safety and lawful practices as such may relate to the potential liability assumed by the Fund under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.

(d) To comply with the conditions of the Florida Workers' Compensation Law.

(e) To provide immediate notification in the event an accident or incident occurs which is likely to give rise to a claim within the scope of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.

(f) To promptly make all contributions for coverages arising under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement, at the time and in the manner directed by the Board of Trustees.

Docusign Envelope ID: 9DC73A0F-000C-8C97-80AE-0B4150D396E8 duced by any discount, participation credit, or other contribution reduction program established by the Board of Trustees.

(g) In the event of the payment of any loss by the Fund on behalf of the Member, the Fund shall be subrogated to the extent of such payment to all the rights of the Member against any party or other entity legally responsible for damages resulting from said loss, and in such event, the Member hereby agrees, on behalf of itself, its officers, employees and agents, to execute and deliver such instruments and papers as is required, and do whatever else is reasonably necessary, to secure such right to the Fund, and to cooperate with and otherwise assist the Fund as may be necessary to effect any recovery sought by the Fund pursuant to such subrogated rights.

(h) The Board of Trustees, its Administrator, and any of their agents, servants, employees or attorneys, shall be permitted at all reasonable times and upon reasonable notice to inspect the property, work places, plants, works, machinery and appliance covered pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and shall be permitted at all reasonable times while the Member participates in the Fund, and up to and including two (2) years following the termination of its membership in the Fund, to examine the Members' books, vouchers, contracts, documents and records of any and every kind which show or tend to show or verify any loss that may be paid or may have been paid by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, or which show or verify the accuracy of any contribution which is paid or payable by the Member pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(i) The Fund is to defend in the name and on behalf of the Member any claims, suits or other legal proceedings which may at any time be instituted against the Member on account of bodily injury liability, property damage, property damage liability, errors and omissions liability or any other such liability, monetary or otherwise, to the extent such defense and liability has been assumed by the Fund pursuant to his Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, subject to any and all of the definitions, terms, conditions and exclusion contained in said

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eement, certificate, document, or other instruments, although such claims, suits, allegations or demands are wholly groundless, false, fraudulent, and to pay all costs taxed against the Member in any such legal proceedings defended by the Fund or the Member, all interest, if any, legally accruing before and after entry of judgment in such proceedings, and all expense incurred in the investigation, negotiation or defense of such claims, suits, allegations or demands. Such defense shall be subject to the control of the Fund and its Administrator, which may make such investigations and settlement of any such claim, suit, or other legal proceeding, monetary or otherwise, as they deem expedient. The Member agrees to cooperate fully with the Fund, its administrator and their agents, with respect to the investigation, adjustment, litigation, settlement and defense of any claim, suit, or other legal proceeding, monetary or otherwise, which would be covered by the terms of this Agreement and/or any policies of insurance, excess insurance or re-insurance which have been purchased to provide protection against such claims and liabilities. The Member acknowledges that failure to cooperate fully in the investigation, defense or litigation of such claims, suits, or liabilities may constitute grounds for denial of coverage pursuant to this Agreement and/or the applicable policies of insurance.

(j) The liability of the Fund is specifically limited to the discharge of the liability of its Members assumed pursuant to this Agreement or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement; the coverage of the Fund does not apply to punitive or exemplary damages.

(k) Unless the Fund and the Member otherwise expressly agree in writing, coverage by the Fund for a Member under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire automatically on the last day of September of each calendar year, and no liability under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall accrue to the Fund beyond such expiration date unless such Member renews its coverage.

(l) Except as otherwise provided herein, a Member's coverage may be cancelled by the Fund or the Member at any time upon no less than thirty (30) days prior written notice by the Board of Trustees or Administrator to

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er to the Board of Trustees. The notice shall state the date such cancellation shall become effective.

(m) Excess monies remaining after the payment of claims and claims expenses, and after provision has been made for the payment of open claims and outstanding reserves, may be distributed by the Board of Trustees to the Members participating in the Fund in such manner as the Board of Trustees shall deem to be equitable.

(n) There will be no disbursements out of the reserve fund established by the Fund by way of dividends or distributions of accumulated reserves to Members until after provision has been made for all obligations against the Fund and except at the discretion of the Board of Trustees.

(o) Qualified service providers, including attorneys selected by the Fund, shall defend, investigate, settle and otherwise process and dispose of all claims, suits, allegations or demands that may result in liability assumed by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(p) The Member, through the Board of Trustees, does hereby appoint the Administrator as its agent and attorney-in-fact, to act on its behalf and to execute all necessary contracts, reports, waivers, agreements, excess insurance contracts, service contracts, and other documents reasonably necessary to accomplish the purposes and to fulfill the responsibilities of the Fund; to make or arrange for the payment of claims, claims expenses, and all other matters required or necessary insofar as they affect the matters covered pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and the rules and regulations now or hereafter promulgated by the Board of Trustees.

(q) To make prompt payment of all contributions and penalties as required by the Board of Trustees, said contributions or penalties to be determined by the Board of Trustees. Any disputes concerning contributions or penalties shall be resolved after the payment of said contributions or penalties.

(r) To pay reasonable penalties as determined by the Board of Trustees for late payment of contributions required under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

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under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire and be cancelled, upon no less than ten (10) days prior written notice from the Fund to the Member, for nonpayment of contributions.

(t) To abide by all the terms and conditions of this Agreement, the Participation Agreement, the Fund's by-laws, the rules and regulations, the terms of any coverage document issued by the Fund to the Member, and any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(u) Each Member voluntarily transfers to the Trust any rights and privileges such Member enjoys under the laws of the State of Florida, including Sections 163.01, and 768.28, Florida Statutes, and specifically those statutory provisions pertaining to such Member's sovereign immunity and the applicable limitations of the Member's liability to $100,000.00 per individual claim, and to $200,000.00 for multiple claims, arising out of the same transaction. The purchase of insurance or indemnity hereunder shall not be deemed or be construed as a waiver of sovereign immunity by the Members.

SECTION VIII
ACCOUNTING

True and complete accounts shall be kept of all transactions and of all assets and liabilities of the Trust. The accounts of the Trust shall be audited annually by a firm of independent certified public accountants, which shall be selected by the Board of Trustees.

SECTION IX
DURATION

This Agreement shall continue in full force and effect until it is terminated by the mutual consent of all the Members; provided, however, that this Section IX shall not be construed to preclude the termination and winding up of the Trust within the discretion of the Board of Trustees, or the amendment of this Agreement pursuant to Section X.

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SECTION X
AMENDMENT

This Agreement may be amended upon the written consent of the Members of the Fund. Execution of a Participation Agreement or renewal of coverages provided by the Fund shall constitute such written consent.

SECTION XI
STATUTES, RULES AND REGULATIONS

The Trust shall at all times act in accordance with the provisions of statutes, rules and regulations of the State of Florida.

SECTION XII
MISCELLANEOUS PROVISIONS

12.1 **PROHIBITION AGAINST ASSIGNMENT.** No Member may assign any right, claim, or interest it may have under this Agreement, or any coverage term, and no creditor, assignee, or third-party beneficiary of any Member shall have any right, claim, or title to any part, share, interest, funds, or assets of the Trust except as specifically may be agreed to by the Trust.

12.2 **APPLICABLE LAW.** This Agreement shall be governed by and construed in accordance with the statutes, rules and regulations of the State of Florida, and all questions pertaining to its validity, construction, and administration shall be determined in accordance with the laws of the State of Florida.

12.3 **ENFORCEMENT.** The Trust and its Members shall have the power to enforce this Agreement by action brought in any court of appropriate jurisdiction within the State of Florida.

12.4 **SEVERABILITY.** If any term or provision of this Agreement, or the application of such term or provision to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be effected, and each term or provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

12.5 **CONSTRUCTION**. Whenever any words are used in this Agreement in the masculine gender, they shall be construed as thought they were also used in the feminine or neutral gender in all situations where they would so apply.

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ed in this Agreement in the singular, they shall be construed as though they were also used in the plural from in all situations where they would so apply. Whenever any words are used in this Agreement in the plural form, they shall be construed as they thought were used in the singular form in all situations where they would so apply.

12.6 **FISCAL YEAR.** The Fund shall operate on a fiscal year from 12:01 a.m., October 1, to midnight the last day of September of the succeeding year. Application for membership, when approved in writing by the Board of Trustees or its designee, shall constitute a continuing contract for each succeeding fiscal year unless cancelled by the Board of Trustees or the participating Member in the manner herein provided.

By execution of the attached Participation Agreement or renewal of coverages provided by the Fund, and upon acceptance by the Board of Trustees, or their designated agent, the Member agrees to be fully bound by the terms and conditions of the Amended Interlocal Agreement, effective October 1, 2004, and thereafter.

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MENT "A" TO THE
AMENDED INTERLOCAL AGREEMENT
CREATING
THE PREFERRED GOVERNMENTAL INSURANCE TRUST

WHEREAS, Section X of the Amended Interlocal Agreement Creating The Preferred Governmental Insurance Trust (alternatively "Preferred", "Fund" or "Trust") provides that the Interlocal Agreement may be amended by the members of Preferred, and that execution of either a Participation Agreement or an Agreement for Renewal of Coverage shall constitute written consent to such amendment; and

WHEREAS , in order to protect the integrity of Preferred, its continued success and provide security as to its operation and administration, it is essential that the provisions of the Interlocal Agreement, relating to who may serve as a Trustee of Preferred, be fully compliant with applicable Florida Statutes;

NOW, THEREFORE , by execution of a Participation Agreement or Agreement for Renewal of Coverage, the Members of Preferred do hereby amend subsection 5.1 of the Amended Interlocal Agreement to read as follows:

5.1 NUMBER AND QUALIFICATION OF TRUSTEES. The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Upon initial election to the Board of Trustees, a Trustee shall be a local elected official of a member of the Trust. No two (2) Trustees may be local elected officials from the same governmental entity. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as a local elected official. Following a Trustees' initial term of office, such Trustee may continue to serve as a Trustee of Preferred provided: (1) such Trustee holds an office as an elected local official (as required by s. 624.4622(1) (d) Florida Statues); and (2) a majority of the Board of Trustees, in their sole discretion, determine that it is in the best interest of the Trust that such Trustee continue to serve as a Trustee of Preferred, and so elects such Trustee to continue to serve a successive term, or terms. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such election to the Chairman, or acting Chairman, of the Board of Trustees.

Effective Date: October 1, 2013

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NT "B" TO THE AMENDED INTERLOCAL AGREEMENT CREATING THE PREFERRED GOVERNMENTAL INSURANCE TRUST

WHEREAS, Section X of the Amended Interlocal Agreement Creating The Preferred Governmental Insurance Trust (alternatively "Preferred", "Fund" or "Trust") provides that the Amended Interlocal Agreement may be amended by the members of Preferred, and that execution of either a Participation Agreement or an Agreement for Renewal of Coverage shall constitute written consent to such amendment; and

WHEREAS, due to legislative changes to Florida Statutes over time, it is necessary to amend certain provisions of the Amended Interlocal Agreement to be fully compliant with applicable amended Florida Statutes;

NOW, THEREFORE, by execution of a Participation Agreement or Agreement for Renewal of Coverage, the Members of Preferred do hereby amend the Amended Interlocal Agreement set forth as follows:

1. Sections 3.1 and 3.5 of the Amended Interlocal Agreement, references to Section 768.28(15)(a), are hereby amended and restated to read 768.28(**16**)(a).

2. Section 7.2(u) of the Amended Interlocal Agreement is hereby fully amended and restated as follows:

> Each Member voluntarily transfers to the Trust any rights and privileges such Member enjoys under the laws of the State of Florida, including Sections 163.01, and 768.28, Florida Statutes, and specifically those statutory provisions pertaining to such Member's sovereign immunity and the applicable limitations of the Member's liability set forth therein as amended from time to time. The purchase of insurance or indemnity hereunder shall not be deemed or be construed as a waiver of sovereign immunity by the Members.

3. Except as expressly modified and amended hereby, the terms and conditions of the Amended Interlocal Agreement are hereby ratified and affirmed and shall remain in full force and effect, and the parties promise to continue to perform all obligations of the Amended Interlocal Agreement.

Effective Date: October 1, 2025

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

Estimate: #146023

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Two Rivers North CDD A1 Durand Ct. Zephyrhills, FL 33541

Job	Estimated Job Start Date	Proposed By	Due Date
Center island at the enterance	May 29, 2026	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$260.00
Cocoa Mulch Installed (E)	2 Cubic Foot Bag	125	$11.26	$1,407.49
			Subtotal	**$1,667.49**
			Estimated Tax	$0.00
			Job Total	**$1,667.49**

- Top dress the mulch located at the center median to Childers.

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 04/20/2026
Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 5-4-2026
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://dtelandscape.com/terms-and-conditions/.

1 of 1

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

Estimate: #146024

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

Job	Estimated Job Start Date	Proposed By	Due Date
Center island at the enterance	May 29, 2026	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$260.00
Cocoa Mulch Installed (E)	2 Cubic Foot Bag	125	$11.26	$1,407.49
			Subtotal	**$1,667.49**
			Estimated Tax	$0.00
			Job Total	**$1,667.49**

- Top dress the mulch located at the center median on Wide water.

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 04/20/2026
Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 5-4-2026
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://dtelandscape.com/terms-and-conditions/.

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

Estimate: #146458

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

Billing Address
Jayna Cooper
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

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

Job	Estimated Job Start Date	Proposed By	Due Date
Focal point plant replacements	May 22, 2026	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$65.00
Confederate Jasmine Installed (E)	1 Gallon Plant	400	$13.52	$5,408.00
African Iris "White" Installed (E)	1 Gallon Plant	200	$13.52	$2,704.00
Palm Sabal "Booted"	14' CT	4	$801.38	$3,205.53
Bahia Sod installed (E)	Pallet	2	$493.12	$986.24
Flax Lily "Blueberry Flax" Installed (E)	1 Gallon Plant	100	$13.52	$1,352.00
Dahoon Holly "Standard" Installed (E)	30 Gallon Plant	3	$461.90	$1,385.70
Crape Myrtle "Muskogee" Multi-trunk Installed (E)	45 Gallon Plant	1	$736.92	$736.92
			Subtotal	**$15,843.39**
			Estimated Tax	$0.00
			Job Total	**$15,843.39**

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/.

- Focal point plant replacements around the front entrance, clubhouse and back pocket park on lanier.
- Tree replacement next to side of house at 34951 Kircher.
- Bahia sod replacement at Ackley pocket park.
- Remove struggling oak tree in center median and install crape myrtle
- Replace 4 sabal palms 2 at the entrance and 2 at the amenity center
- This is not for all dead plant material just the focal points.

Irrigation will be billed as needed.

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

Proposed By:

Dave Towsley
Down to Earth

05/01/2026
Date

Agreed & Accepted By:

Jayna Cooper 5-4-2026

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://dtelandscape.com/terms-and-conditions/.

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Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #147064

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

Billing Address
Inframark CDD
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	Estimated Job Start Date	Proposed By	Due Date
Focal point plant replacements	May 22, 2026	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$65.00
Confederate Jasmine Installed (E)	1 Gallon Plant	400	$13.52	$5,408.00
African Iris "White" Installed (E)	1 Gallon Plant	200	$13.52	$2,704.00
Flax Lily "Blueberry Flax" Installed (E)	1 Gallon Plant	100	$13.52	$1,352.00
Dwarf Oleander Installed (E)	3 Gallon Plant	100	$31.17	$3,117.00
Firebush "Firefly" Installed (E)	3 Gallon Plant	50	$28.50	$1,425.00
			Subtotal	**$14,071.00**
			Estimated Tax	$0.00
			Job Total	**$14,071.00**

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/.

- Focal point plant replacements around the front entrance including removing struggling palmetto's and replacing with oleander, Install iris around monument sign and also around clubhouse. Install fire bush on the outside of the playground area. Install missing flax and jasmine around amenity center and wise water blvd.
- Flush cut dead palm across from amenity center.
- This is not for all dead plant material just the focal points.

Irrigation will be billed as needed.

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

Proposed By:

Dave Towsley
Down to Earth

05/01/2026
Date

Agreed & Accepted By:

Jayna Cooper 5-4-2026

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://dtelandscape.com/terms-and-conditions/.

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

Estimate: #147807

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

Job	Estimated Job Start Date	Proposed By	Due Date
Park bench parts Lockman	June 19, 2026	Dave Towsley	May 12, 2026

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Bench Parts	EA	1	$2,280.96	$2,280.96
Enhancement Labor				$65.00
			Subtotal	**$2,345.96**
			Estimated Tax	$0.00
			Job Total	**$2,345.96**

- As requested by Arturo for the bench at the end of Lockman & Gardiner. This is just for parts and assembly. Not a complete bench

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 — 05/12/2026 — Date

Agreed & Accepted By:

Signed by: Rollamay Turkoane 1E3BE9E795D0415...

Inframark — 5/12/2026 — Date

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

Two Rivers North - Childers

Field Inspection Report - May - Down to Earth

Wednesday, May 6, 2026

Prepared For Board of Supervisors

14 Items Identified

Paul Young

District Field Inspector

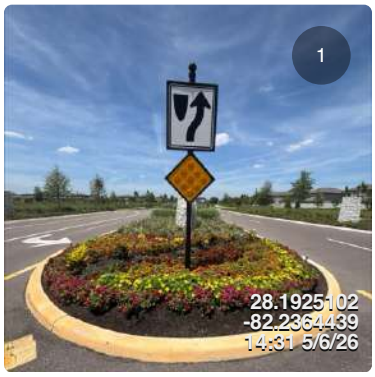
Completed
Scheduled/Monitoring
No response/Not completed

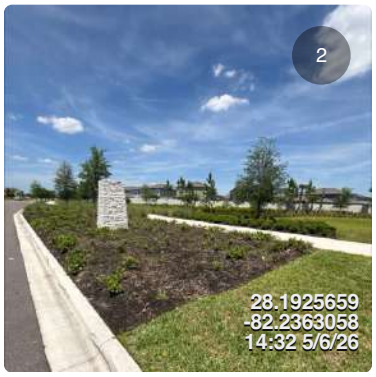
Item 1 - Childers Way

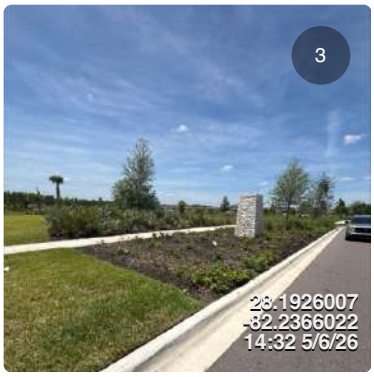
Assigned To: Down 2 Earth

Entrance Beds:

- Annuals look colorful and inviting.
- Landscape beds are maintained.







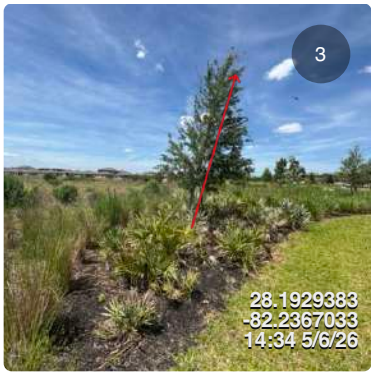
Item 2 - SR56 Landscape Beds

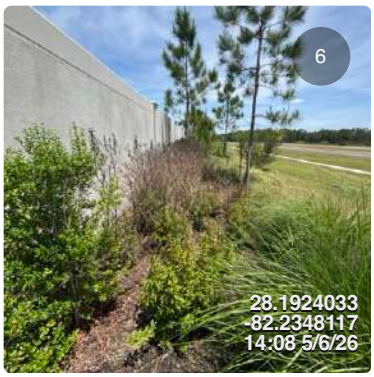
Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

SR 56 Landscape Beds:

- Beds need additional detailing.
- Firebush is showing signs of recovery, but dead limbs still need to be removed.
- Inspect the struggling Sabal Palm.
- Straighten the leaning tree.





Item 3 - Childers Way

Due By: Monday, May 18, 2026

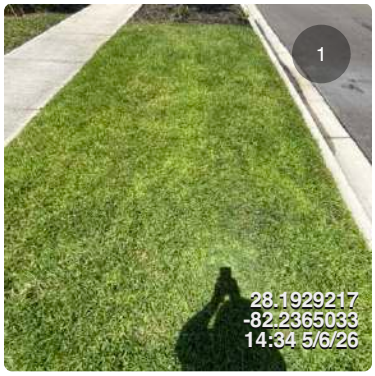
Assigned To: Down 2 Earth

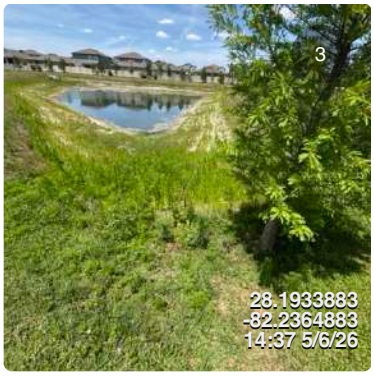
Community Entrance Landscape Beds:

- Groomed and well maintained.

Pond A1-1:

- Bank maintenance has been missed.
- Ensure banks are mowed on the scheduled service cycle.





Item 4 - Ackley Trace

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Pump Station Landscape:

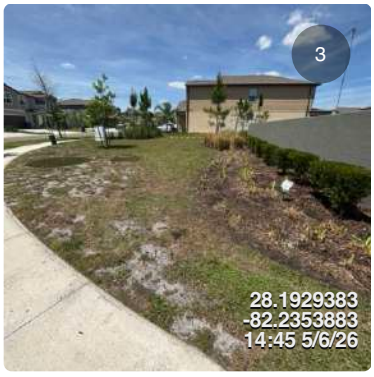
• Maintained overall.

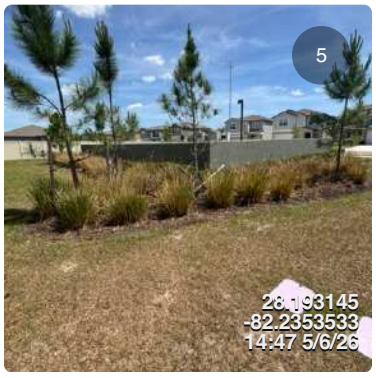
• Some plants are showing recovery; continue to monitor progress.

Sod Condition:

• Grass is patchy in some areas.

• Sports balls were found inside the beds, indicating possible foot traffic from recreational activity that may be contributing to the struggling sod.





Item 5 - Lanier Road

Due By: Monday, May 18, 2026

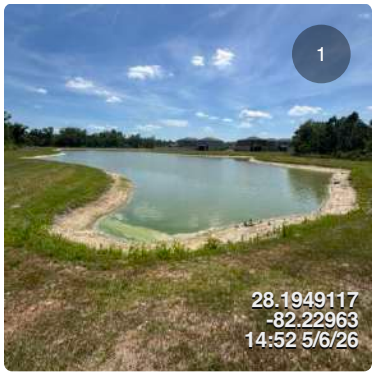
Assigned To: Down 2 Earth

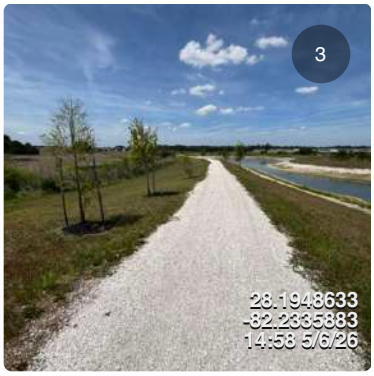
Pond A1-4:

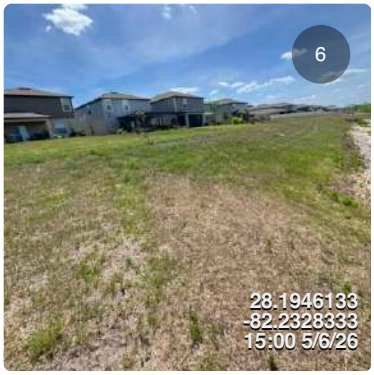
- Pond banks appear unkept and require maintenance attention.

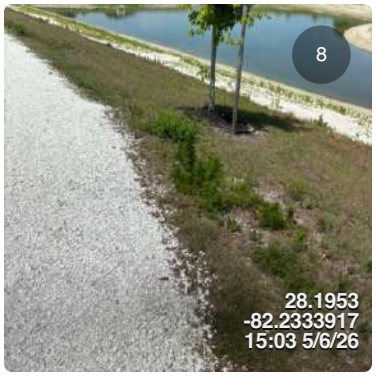
Lanier Road Walking Path:

- Shell path appears to have received weed treatment applications.
- Overall maintenance along the path is unsightly.
- Service failures are unacceptable.
- Report any maintenance issues immediately and provide follow-up with completion dates.









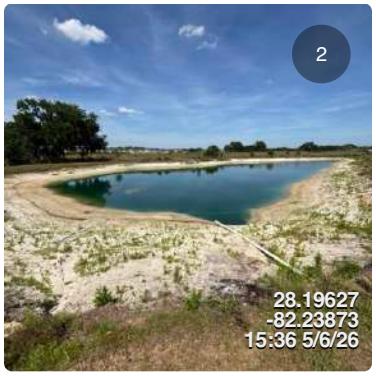
Item 6 - Pond Maintenance

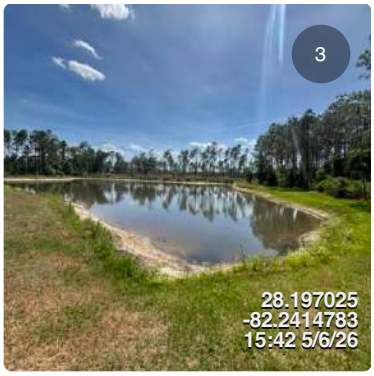
Due By: Monday, May 18, 2026

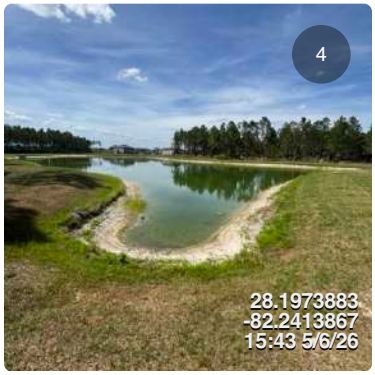
Assigned To: Down 2 Earth

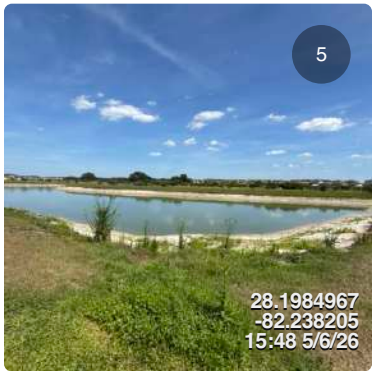
Pond Maintenance:

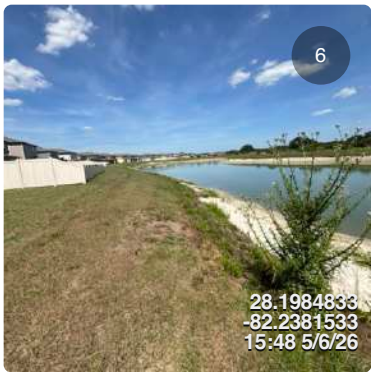
- Pond mowing maintenance is neglected and currently unsatisfactory.
- Contractual services must be completed in conjunction with the weekly maintenance scope.
- Skipping service areas is unacceptable and must receive prior approval from the CDD moving forward.
- Any missed areas must be completed by the next business day to ensure compliance with contractual agreements.

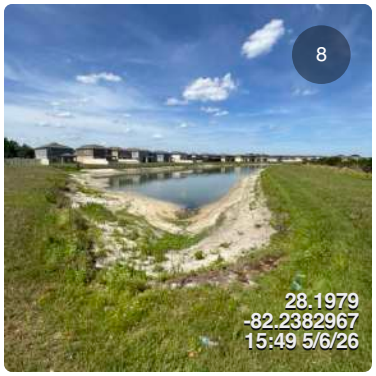












Item 7 - Gravelly Drive

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Gravel Walking Path:

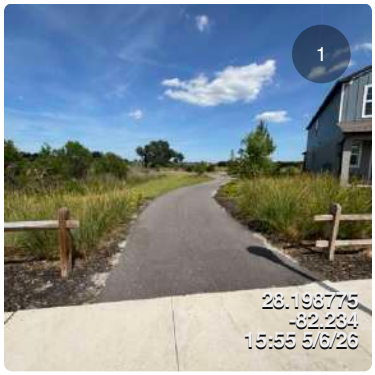
• Walking path appears groomed and well maintained.

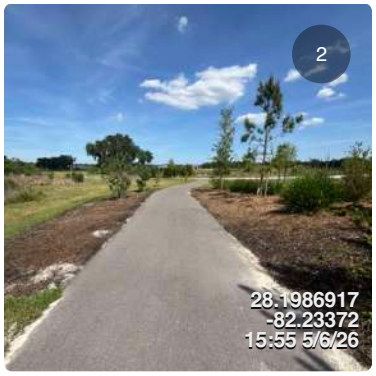
• Although several plants have been removed, the open beds still contribute to a clean appearance.

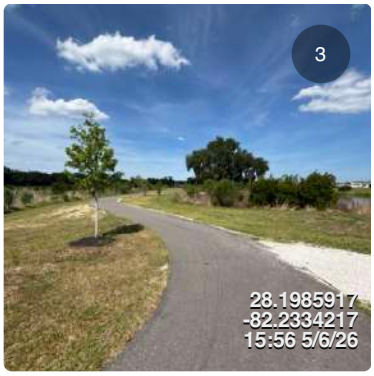
• Straighten any leaning trees.

• Weed control is being maintained within the landscape beds.

• Dog station has ample supplies.





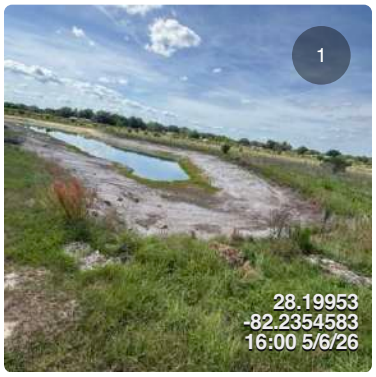


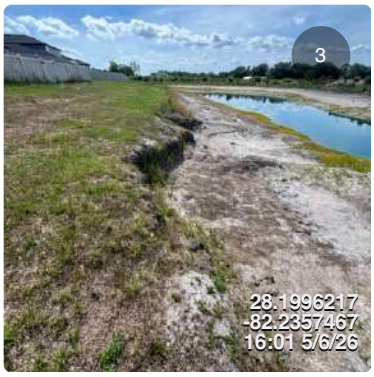
Item 8 - Gravelly Drive

Assigned To: Sitex Aquatics / District

Pond Conditions:

- Water levels are extremely low.
- Water appears to be receiving regular scheduled treatments.
- Several pond bank areas extend beyond the top water edge.
- No signs of active washouts observed.
- Pond banks appear stable and are holding in place.





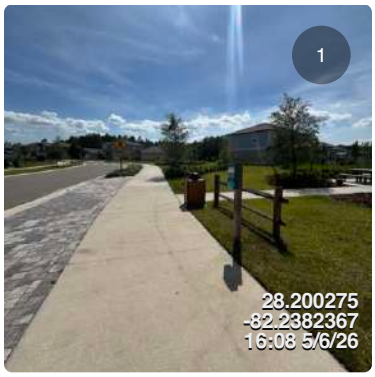
Item 9 - Lanier Road Entrance

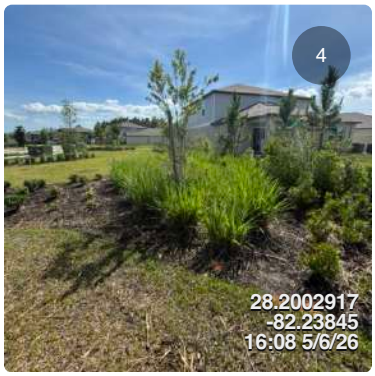
Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Landscape Beds:

- Beds in this area need attention.
- Conform trim bushes to an even height.
- Prune dead limbs from plants.
- Dog Station:
- Clean and stocked with ample supplies.





Item 10 - Pond Treatments

Due By: Tuesday, May 12, 2026

Assigned To: Sitex Aquatics

Childers Way:

- Pond A1-5

Ackley Trace:

- Pond A1-4

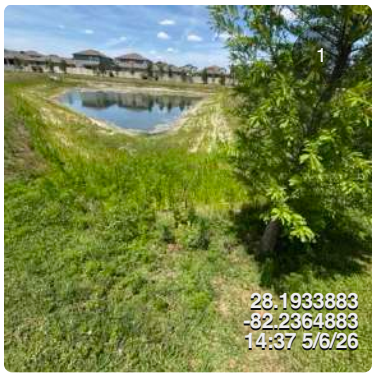
Lanier Road:

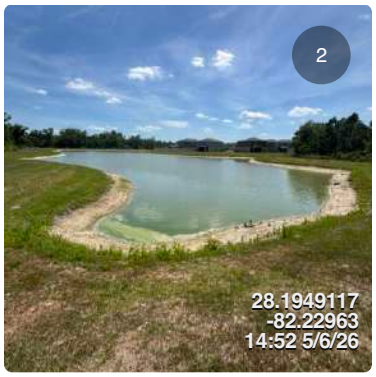
- Pond A1-3
- Pond A1-C

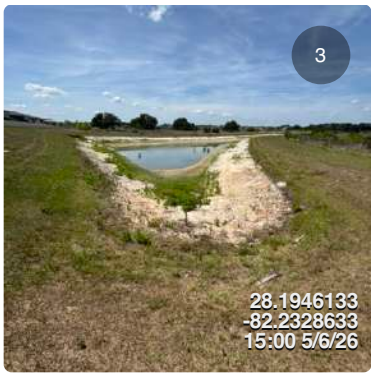
Brackett Bend:

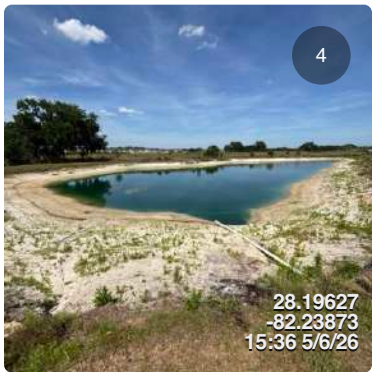
- Pond A1-5

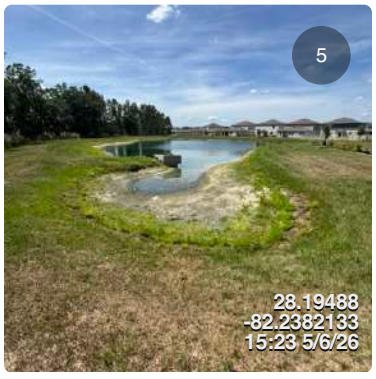
Send pond treatment report











Item 11 - Pond Treatments

Due By: Tuesday, May 12, 2026

Assigned To: Sitex Aquatics

Ranier Loop:

- Pond A1-B

• Pond A1-8A

Gravelly Road:

• Pond A1-6 (pictures 3/4)

• Pond A1-D

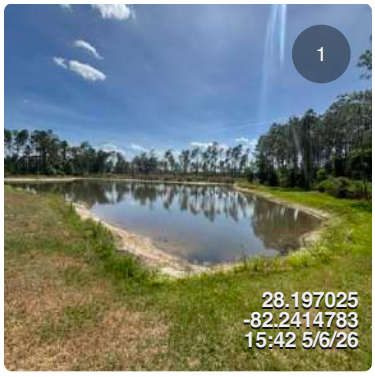
Kircher Drive:

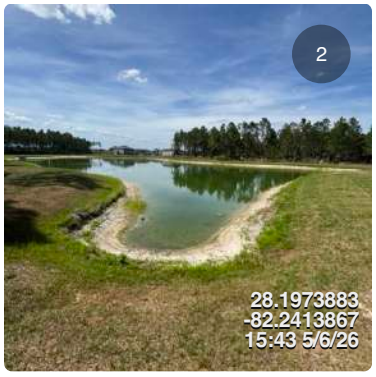
• Pond A1-7

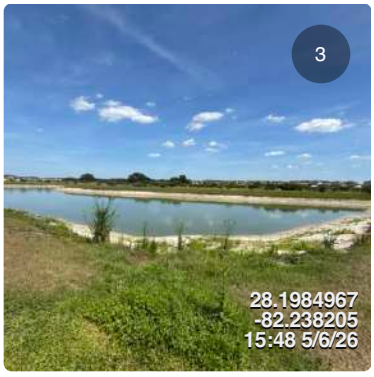
• Pond A1-8B

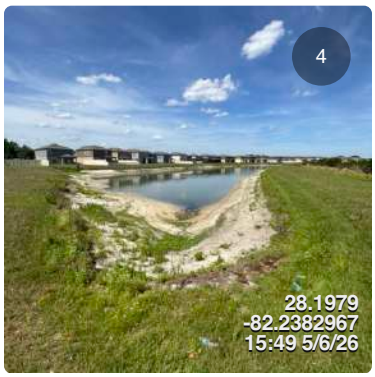
• Pond A1-8A

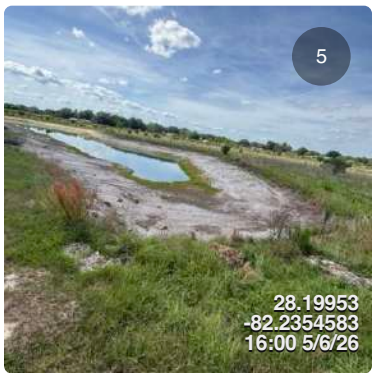
Send pond reports - due by 5/12/26

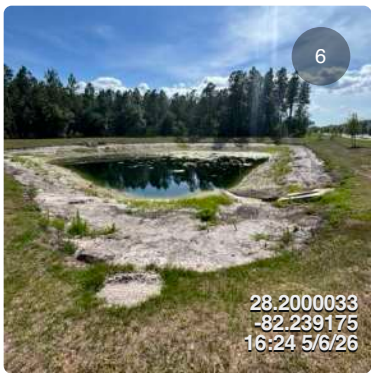


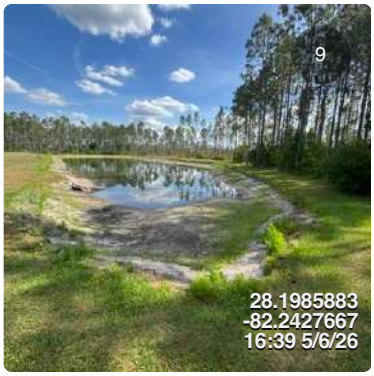










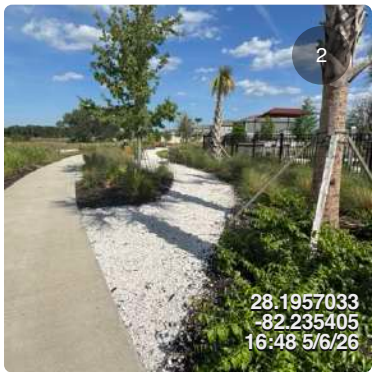


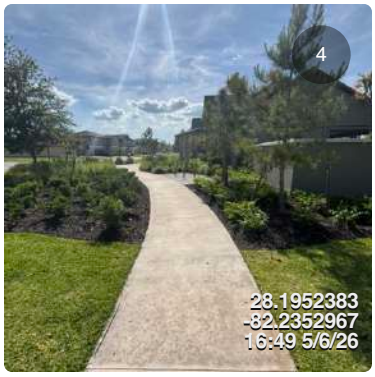
Item 12 - Amenity Landscape

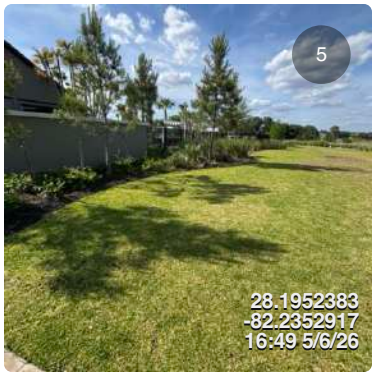
Assigned To: Down 2 Earth

Amenity Center Landscape Beds:

- Groomed and well maintained.
- Area is clean and inviting.





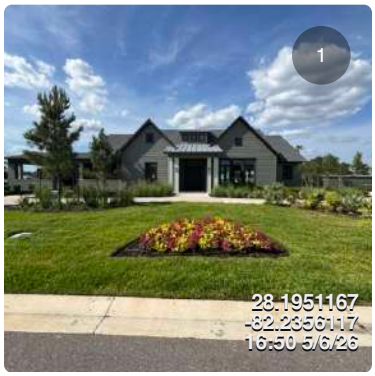


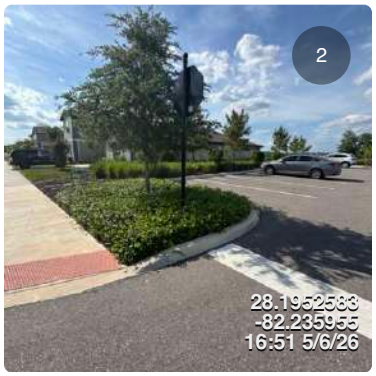
Item 13 - Amenity Center

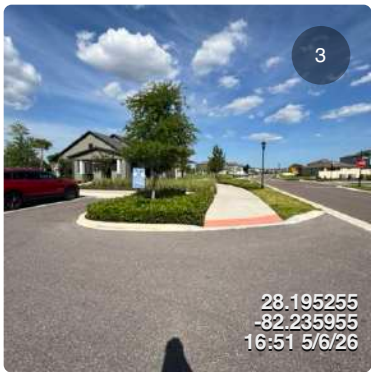
Assigned To: Down 2 Earth

Amenity Center Entrance:

- Entrance is colorful and visually appealing.
- Annuals are vibrant and well-presented.
- Surrounding landscape beds are well maintained.







Item 14 - Amenity Facilities

Due By: Monday, May 18, 2026

Assigned To: District

Amenity Mailbox Kiosk:

- Clean.
- Message board is clear and visible.
- Signage:
- All rules signage is clean, legible, and properly located at entry points.

Facilities:

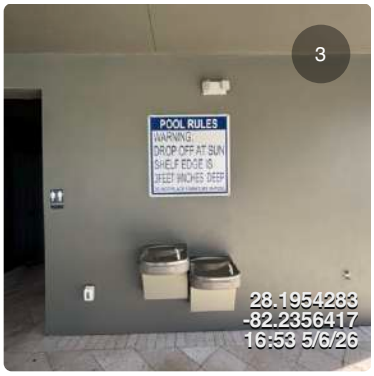
- Bathrooms, water fountains, and showers are operational.

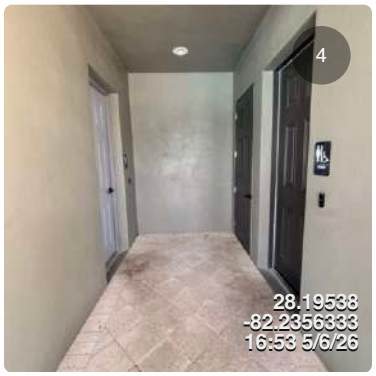
Community Rental Space:

- Clean and organized.
- Pool Area Maintenance:
- Pool cage has been treated for weeds.
- Detail landscape inside the pool area, with emphasis on maintaining separation from plant material growing up the wall.

1
28.195325
-82.2357467
16:53 5/6/26

2
28.1951917
-82.2360617
16:52 5/6/26


3
POOL RULES
WARNING:
DROP OFF AT SUN
SHELF EDGE IS
3FEET 9INCHES DEEP
28.1954283
-82.2356417
16:53 5/6/26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-82.2356333
16:53 5/6/26

5
POOL RULES
NO DIVING
28.1953667
-82.2355583
16:53 5/6/26

6
POOL RULES
NO DIVING
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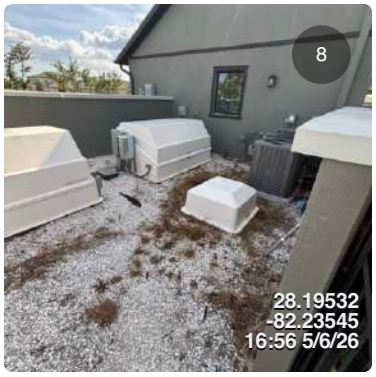
-82.2355283
16:54 5/6/26

7
28.1953217
-82.23548
16:54 5/6/26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-82.23545
16:56 5/6/26

9
28.19533
-82.23542
16:56 5/6/26

Two Rivers North - Northwater

Field Inspection Report - May - **Down to Earth**

Wednesday, May 6, 2026

Prepared For Board of Supervisors

17 Items Identified

Paul Young

District Field Inspector

Item 1 - SR56 Northwater Entrance

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Entrance Landscape:

- Colorful and inviting appearance.
- Landscape detail is well maintained.

Weed Control:

- Acceptable overall.
- Continue monitoring and remove weeds that are cross mingling within plant beds.

Item 2 - SR56 Landscape East

Due By: Monday, May 18, 2026

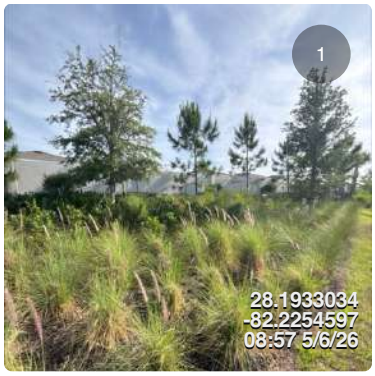
Assigned To: Down 2 Earth

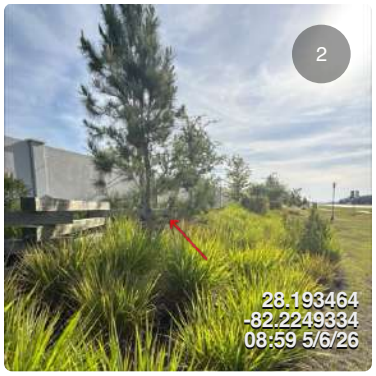
Wall Landscape:

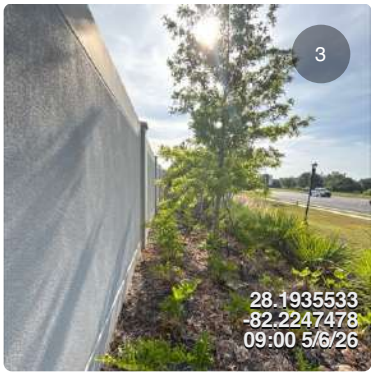
- Finely detailed and well maintained.
- Plant heights are trimmed in a tiered appearance.

Tree Maintenance:

- Remove loose stakes that are no longer supporting trees.







Item 3 - SR56 West

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Muhly Grasses:

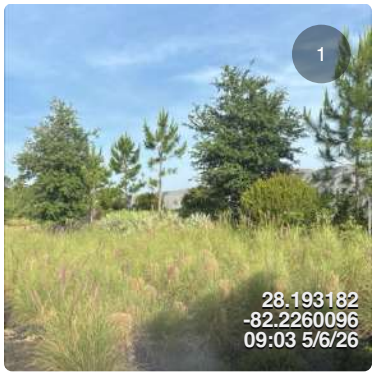
- Recently trimmed muhly grasses are showing colorful plumes.

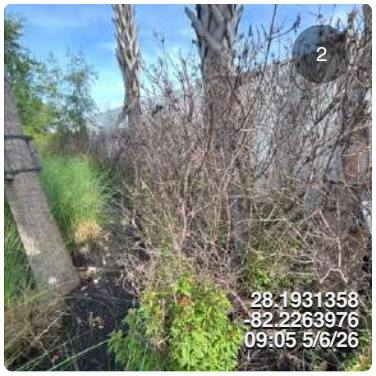
Firebush:

- Recovering from frost damage.
- Submit a pruning schedule.

Flax Lilies:

- Showing signs of weed treatment.
- Weeds are currently 12–24 inches in height.
- Remove cross mingling weeds to promote a clean and inviting appearance.





Item 4 - Widewater Way

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Landscape Maintenance:

• Dead plants have been removed.

• Continue weed control efforts to maintain a clean appearance.

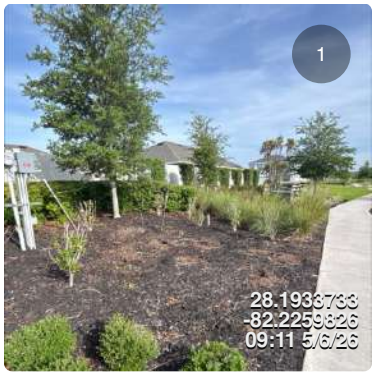
Center Median:

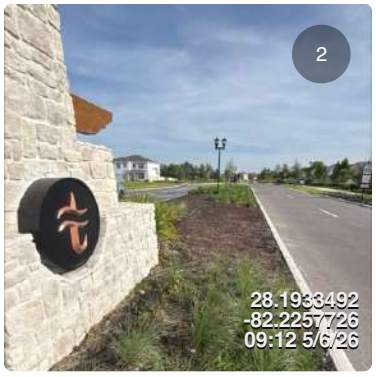
• Large gaps are present, but the area remains clean and does not interrupt the overall design flow.

Plant Care:

• Remove any plants that are dead or no longer viable.

• Prune dead limbs from recovering plants.





Item 5 - Widewater Way

Assigned To: Down 2 Earth

Sidewalk Maintenance:

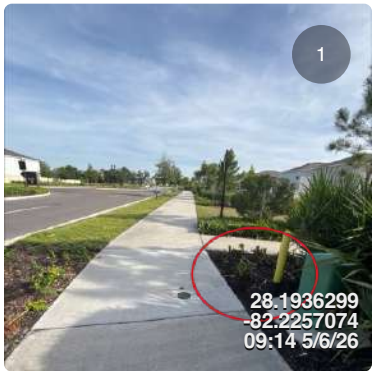
- Well maintained overall.
- Continue trimming blind spots at sidewalk corners.

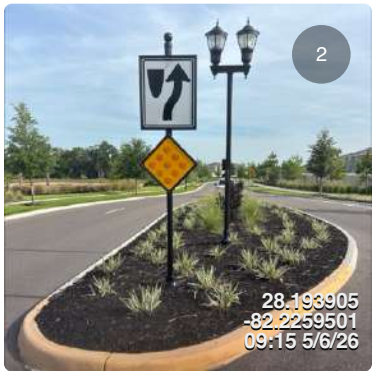
Center Median:

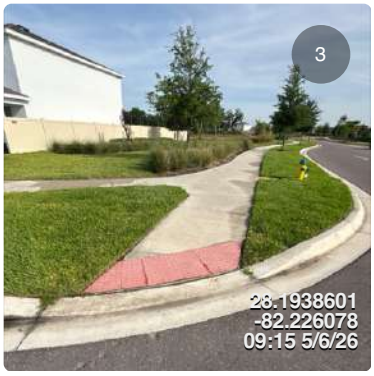
- Clean and well kept.

Sod and Edging:

- Completed per scope.
- Chemically treat crack weeds as needed.







Item 6 - Birney Run

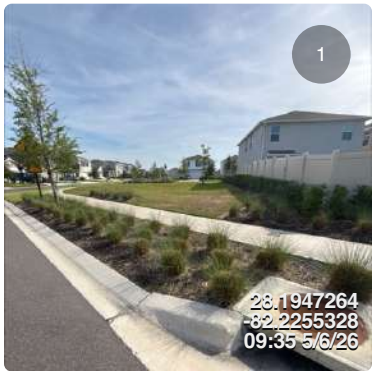
Assigned To: Down 2 Earth

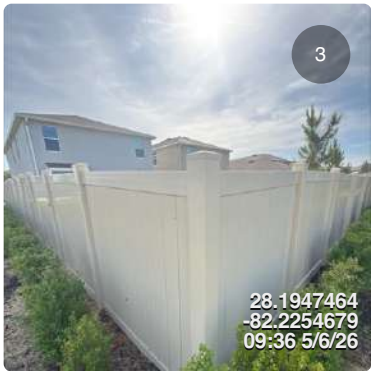
Landscape and Sod:

- Well maintained overall.

Fence Line Maintenance:

- Separation between the vinyl fence and bush line is well managed.





Item 7 - Ellsworth Place

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Walking Path:

• Clean and well maintained.

Pond Bank Maintenance:

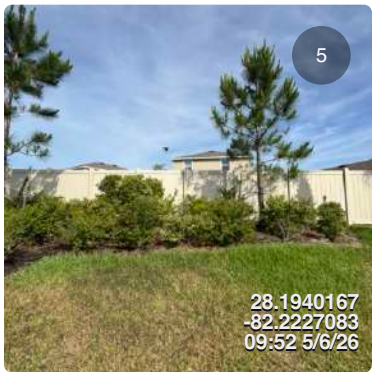
• Maintenance has been missed.

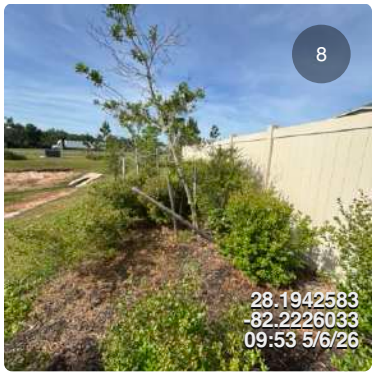
• All areas within the contractual scope of work must be completed during each service visit.

Landscape Beds:

• Although not in a highly visible area, the beds are visible from SR 56 and currently appear neglected.

• Ensure all scopes of work are completed in a timely manner to support community growth and maintain an inviting appearance.





Item 8 - Pond Maintenance East

Assigned To: Sitex Aquatics

Widewater Way:

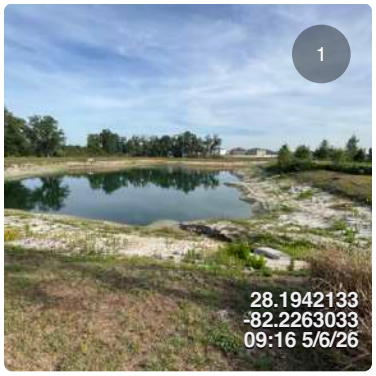
- Pond A2-6

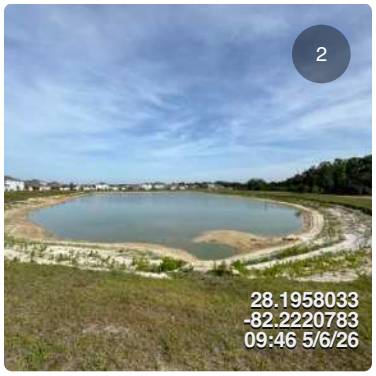
Ellsworth Place:

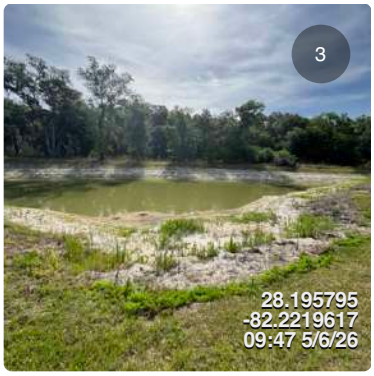
- Pond A2-1A
- Pond A2-C, picture 3/4

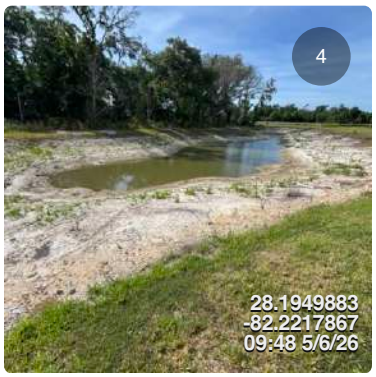
Sunflower Hill Drive:

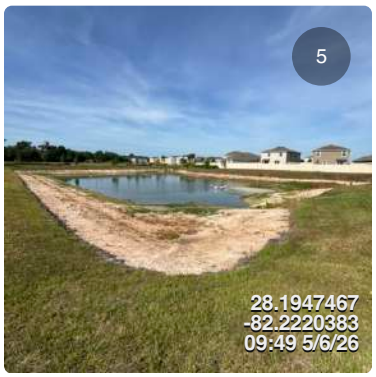
- Pond A2-1B











Item 9 - Pond Maintenance

Assigned To: Sitex Aquatics

Gardener Lane:

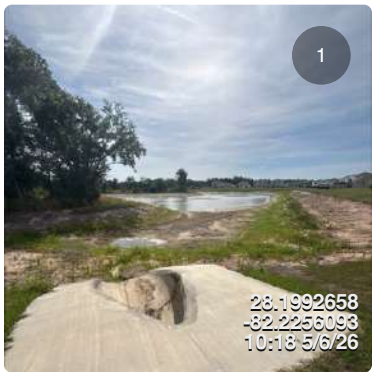
- Pond A2-A, picture 1/2

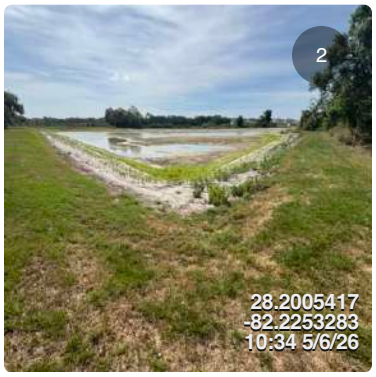
Sunflower Drive:

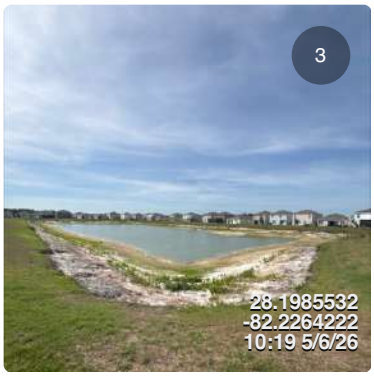
- Pond A2-4

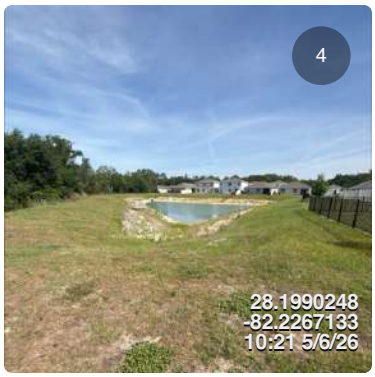
Lockman Way:

- Pond A2-5









Item 10 - Gardener Lane Walking Trail

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Walking Trail:

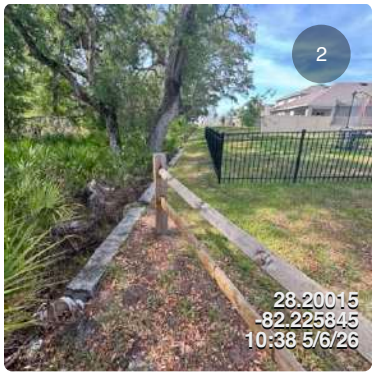
- Garbage can and dog station are present at the entry.
- Receptacle is clear, and the dog station has ample supplies.

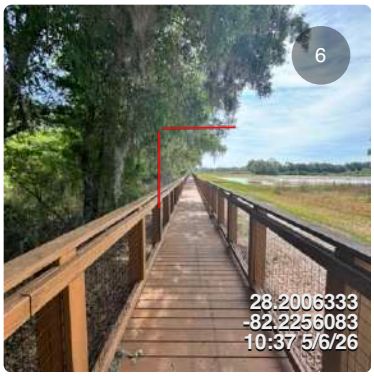
Easement Maintenance:

- Maintained per scope.

Maintenance Items:

- Spray all weeds in the shell area under the bench.
- Clean around the base of the tree and remove all trash.
- Maintain a 12-foot clearance on any overgrowth along the wooden walking bridge.





Item 11 - Lockman Way

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

- Landscape (Lift Station Area):
- Landscape in this area is maintained.
- Lift station beds are maintained.
- Some plants are dead—document and remove all dead plant material.
- Pull and dispose of all dead plants to maintain clean appearance.

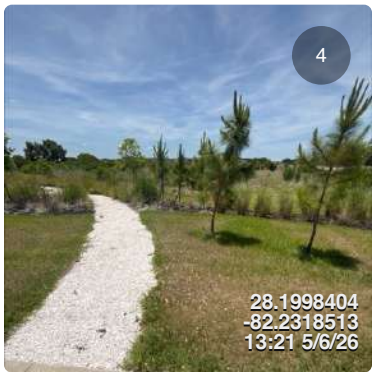
Item 12 - Anata Drive

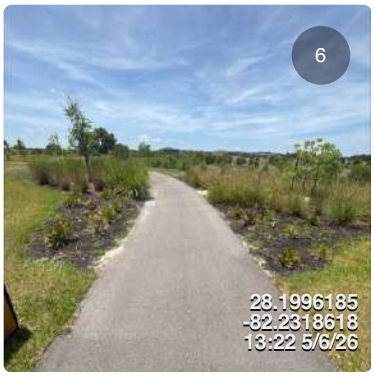
Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Sunflower Hill Drive Cul-de-Sac:

- Area has been serviced; however, weed control is neglected.
- No signs of treatment present in landscape beds.
- Treat and pull all weeds within the full landscape scope of work.





Item 13 - Pond Maintenance

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth / Sitex

Sunflower Hill Drive:

- Pond A1-E

Graze Lane:

- Pond A2-3

Kinsey Point:

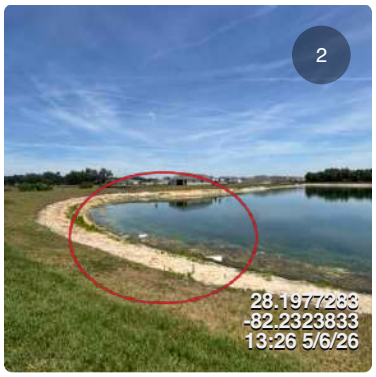
- Pond A2-2

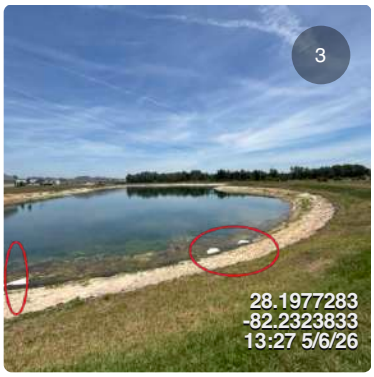
Site Conditions (Sitex):

- Trash is visible along the water's edge and needs to be removed.

DTE Maintenance:

- Keep manhole covers clear of overgrowth.





Item 14 - Amenity Center Landscape

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Landscape Beds:

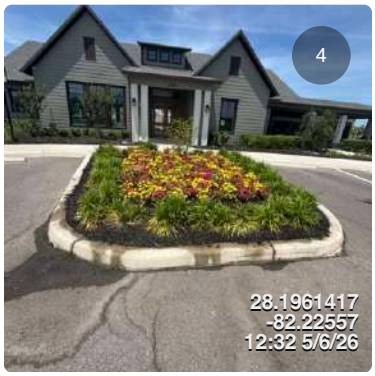
- Maintain weed control throughout all beds.
- Annuals continue to look colorful and vibrant.

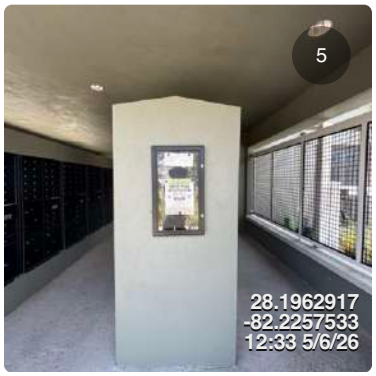
Mailbox Kiosk:

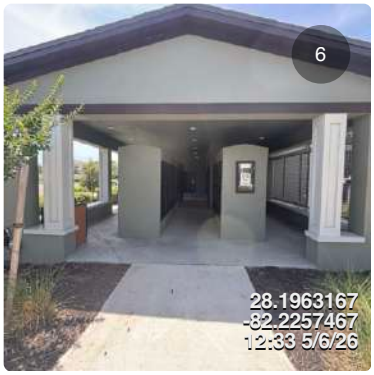
- Clean.

Message Board:

- Up to date.







Item 15 - Amenity Center

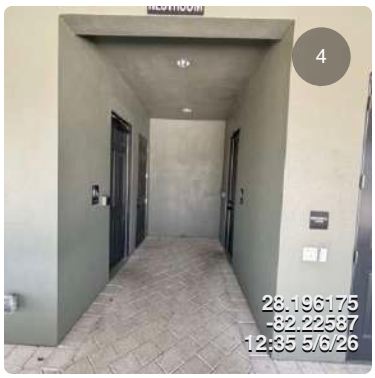
Assigned To: District Manager

Pool Area:

- Pool rules are clear and visible upon entry.
- Bathrooms and showers are operational.
- Tables and chairs are clean.
- Pool furniture is clean and intact.

Table Games:

- Intact and in good condition.



Item 16 - Amenity Pool

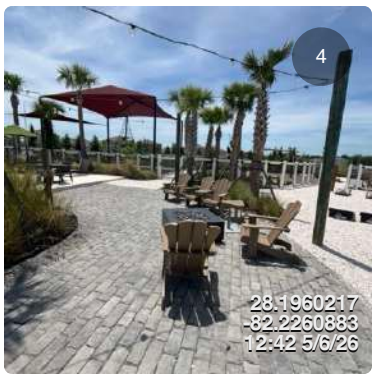
Assigned To: District Manager

Pool Condition:

- Pool is clear and blue.
- Pool pump area weed control is well maintained.

Amenities:

- Swing is intact and operational.
- Tables and chairs are orderly.
- Games are located in designated areas.



Item 17 - Pool Landscape

Due By: Monday, May 18, 2026

Assigned To: Down 2 Earth

Pool Landscape:

- Well maintained overall.
- Several broken tree supports are present throughout the landscape.
- Remove stakes that are no longer needed for tree support.