

Two Rivers North Community Development District

August 18, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6

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2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Two Rivers North Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas J. Dister, Vice-Chairman
Angie Grunwald, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Zook, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Kristee Cole, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Manager
Jessy Perez, Onsite Manager
Angel Montagna, District Manager

Regular Meetings Agenda

Tuesday, August 18, 2026, at 11:00 a.m.

The Public Hearing and Regular Meetings of Two Rivers North Community Development District will be held on **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, 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.

THE PUBLIC HEARING & REGULAR MEETING BOARD OF SUPERVISORS

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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
- B. Discussion on Fiscal Year 2027 Budget
- C. Close Public Hearing on Adopting Fiscal Year Fiscal Year 2027 Budget
- D. Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-09 Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-07 Designation of Officers
- B. Consideration of Resolution 2026-10 Setting the Fiscal Year 2027 Meeting Schedule
- C. Consideration of Resolution 2026-11 Goal and Objectives
- D. Discussion of Inframark-60 Days' Notice to Cure Deficiencies
- E. Discussion of Down to Earth -60 Days' Notice to Cure Deficiencies
- F. Consideration of Brown & Brown Insurance Proposal

5. CONSENT AGENDA

- A. Approval of the Meeting Minutes June 16, 2026
- B. Consideration of Operation and Maintenance Expenditures June & July 2026
- C. Acceptance of the Financials and Approval of the Check Register for June & July 2026
- D. Ratification of the Down to Earth Landscape & Irrigation A1 Mulch Proposal 148521
- E. Ratification of the Down to Earth Landscape & Irrigation A2 Mulch Proposal 148517
- F. Ratification of the Down to Earth Landscape & Irrigation Tree Replacement at Amenity Center Proposal 151827
- G. Ratification of the Safetouch Proptia Access Control License Agreement

6. BUILDER REQUESTS AND COMMENTS

7. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Report
 - ii Sitex Aquatic Monthly Report

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

***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

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
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		
<i>Administrative</i>		
Misc-Assessment Collection Cost	\$0.00	\$25,914.91
Total Administrative	\$0.00	\$25,914.91
<i>Debt Service</i>		
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.

Special 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										
Product	OM Units	O&M Assessment			Debt Service Series 2022			Total Assessments per Unit		
		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 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Two Rivers North Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Two

Rivers North Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 18, 2026.

Attested By:

**Two Rivers North
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers North Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Paso County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 18, 2026.

Attested By:

**Two Rivers North
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS
NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE
OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Two Rivers North Community Development District (“**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, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

Carlos De La Ossa is appointed Chairperson.
Nicholas J. Dister is appointed Vice-Chairperson.
Angie Grunwald is appointed Assistant Secretary.
Ryan Zook is appointed Assistant Secretary.
Kelly Evans is appointed Assistant Secretary.
Kristee Cole is appointed Assistant Secretary.
Angel Montagna is appointed Assistant Secretary.
Brian Lamb is appointed Secretary.
Eric Davidson is appointed Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 18th day of August, 2026.

ATTEST:

**TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO RIVERS
NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES,
TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2026.

ATTEST:

**TWO RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR /VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

**October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027**

All meetings will convene at 11:00 a.m. at the Springhill Suites by

Marriott Tampa Suncoast Parkway

Located at 16615 Crosspointe Run, Land O'Lakes, FL 34638

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18TH day of AUGUST 2026.

ATTEST:

**TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Two Rivers North Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field

manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Two Rivers North Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Two Rivers North Community Development District

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT



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Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.



- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
 - 22 Counties
 - 70 Cities
 - 20 Public Airports
 - 7 Public School Districts
 - State of Florida

An Introduction to Your Service Team

Account Executives

Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Stephen Scullian, CPCU, ARM Senior Vice President / Insurance Broker	(386) 239-7211	Stephen.Scullian@bbrown.com
Justin Anselmo, CRIS Senior Vice President / Insurance Broker	(386) 239-8821	Justin.Anselmo@bbrown.com
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Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

Preferred's Member Types

Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

Preferred's Comprehensive Coverages

Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred's* sole focus on government ensures that members' unique needs are met.

Underwriting and Administration

Behind *Preferred's* underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.



Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

***Preferred's* Expert Boards Know Your Business**

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to \$10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

***Preferred* Safety and Risk Management Services**

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred's* Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations. Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred's* approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.
- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.
- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.
- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.
- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred's* dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

Property – Inland Marine

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
\$3,021,471	Blanket Value Buildings and Contents
Special Property Coverages	
\$1,000,000	Flood
\$1,000,000	Earth Movement
Not Included	TRIA Terrorism
Inland Marine (Per Schedule Provided)	
\$250,000	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
Included in Blanket	Contractor's / Mobile Equipment***
Included in Blanket	Electronic Data Processing Equipment***
Included in Blanket	Emergency Portable Service Equipment***
Included in Blanket	Fine Arts***
Included in Blanket	Other Inland Marine
Not Included	Rented, Leased or Borrowed Equipment♦♦
Included in Blanket	Valuable Papers
Not Included	Watercraft, Not Including Hull Coverage**

Deductibles: \$2,500 per Occurrence – Buildings and Contents, Earth Movement

5% of TIV per Occurrence / Per Location for “Named Storm” subject to minimum of \$10,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine.

\$2,500 any one occurrence for Flood, except:
Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

\$1,000 per Occurrence – Inland Marine

***Unscheduled items are subject to a maximum value of \$25,000 or less per item. Items valued above this amount must be scheduled.

**Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.

♦♦Unscheduled items are subject to a maximum value of \$250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above \$250,000 must be scheduled.

Property – Inland Marine

Coverage:

1. Special form (formerly “All Risk”), subject to policy exclusions.
2. Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
3. Inland Marine coverage paid at “Agreed Value” if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule. See policy for complete details.
4. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
 - a. At the location shown on the Schedule of the Declarations,
 - b. Property in the open within 1,000 feet of locations described in a. above,**
 - c. With respects to Inland Marine, at or away from your covered location.
5. No Coinsurance Clause.
6. Certain coverages subject to sub-limits stated in policy.
7. During the current Coverage Agreement period, *Preferred* will not charge an additional premium for **new locations** if the value of a **new location** or total value of all **new locations** at the same physical address that are acquired or newly constructed during the coverage agreement period **is less than \$15,000,000** and if the location is acquired after the inception date of the Coverage Agreement. If the newly added location was owned or acquired prior to the inception date of the Coverage Agreement then premium is due at the time the location is added.
8. The *Preferred* Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by *Preferred* on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
- 9. *Preferred* will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect. In addition, trending will be provided every 3 years to ensure adequate Replacement values are insured.**

Property – Inland Marine

Sublimits of Coverage	
Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit.	
\$1,000,000	Accounts Receivable, per occurrence
\$1,000,000	Additional Expense
\$40,000	Animals, annual aggregate
\$1,000,000	Business Income
\$500,000, or 25% of loss whichever is greater	Debris Removal, per occurrence
\$1,000,000	Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence
\$500,000	Errors and Omissions, per occurrence
\$250,000	Expediting Expense, per occurrence
\$50,000	Fire Department Charges, per occurrence
\$250,000	Fungus Cleanup Expense, annual aggregate
\$50,000 Per Occurrence \$1,000 Max per Tree	Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions)
\$4,000,000	New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details.
\$250,000	Personal Property of Employees, per occurrence
\$250,000	Pollution Cleanup Expense, annual aggregate
\$500,000	Preservation of Property, per occurrence
\$50,000	Professional Fees, per occurrence
\$250,000	Property at Miscellaneous Unnamed Locations
\$25,000	Recertification, per occurrence
\$250,000	Service Interruption Coverage, per occurrence
\$500,000	Transit, per occurrence

Property – Inland Marine Major Exclusions

Property **Not** Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the “Extensions of Coverage” section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
11. **Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Dune walkovers, unless loss is at a covered location and from a specified peril other than collapse. **No wind coverage is afforded for dune walkovers.**
15. Electrical or communication lines, towers, and poles you own that are not located on a “covered location” insured under this policy.
16. Personal property of volunteers.
17. Underground pipes, unless loss is from a specified peril.
18. If building has been vacant for more than 90 consecutive days before a loss or damage, the following perils will be excluded: Vandalism, Sprinkler leakage, unless the system has been protected against freezing, building glass breakage, water damage, theft or attempted theft.
19. Loss or damage to any portion of the roof, roof surfacing, awnings, or covered walkways that alters only the appearance of any portion of the roof, roof coverings, awnings or covered walkways (including but not limited to marring, pitting, scratches, or dents) but does not result in damage that allows the penetration of water through the roof covering or result in the failure of the roof covering to perform its intended function to keep out elements over an extended period of time. Roof coverings means shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof, and includes all materials used in securing the roof surface and all materials applied to or used under the roof surface for moisture protection.

Property – Inland Marine Major Exclusions

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Data Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under “Extensions of Coverage”
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under “Extensions of Coverage”
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill

“Named Storm” Definition: “...the direct action of wind, **including wind driven water and storm surge** when associated with or occurring in conjunction with a storm or weather disturbance which is named...” Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be \$1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

Equipment Breakdown

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	\$3,021,471
Water Damage	\$1,000,000
Ammonia Contamination	\$1,000,000
Hazardous Substance Coverage	\$1,000,000
Utility Interruption (24 Hour Waiting Period)	\$2,000,000
Spoilage Damage	\$250,000
Ordinance or Law	\$1,000,000
Expediting Expenses	\$1,000,000
Data or Media	\$250,000
Fungus, Wet Rot, Dry Rot	\$15,000

Deductibles: Same as Property – Building and Contents
24 Hours – Utility Interruption

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	\$100,000	\$1,000
Forgery or Alteration Coverage	\$100,000	\$1,000
Theft, Disappearance and Destruction Coverage		
Inside	\$100,000	\$1,000
Outside	\$100,000	\$1,000
Computer Fraud Coverage (Including Funds Transfer)	\$100,000	\$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	\$1,000,000	\$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	\$5,000	
Employee Benefits Liability, per Occurrence	\$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	\$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, “Bert J. Harris, Jr., Private Property Rights Protection Act” per Occurrence / Annual Aggregate.	\$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	\$10,000/\$200,000 \$200,000/\$200,000	
Herbicide and Pesticide, per Occurrence	\$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to \$2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - \$300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Deadly Weapon Protection

Term: October 1, 2026 to October 1, 2027
Company: Preferred Governmental Insurance Trust (*Preferred*)
Form: Claims Made

Deadly Weapon Protection – Claims Made		
Retroactive Date: 5/1/2026		
Coverage	Limit	Deductible
Deadly Weapon Event (Including Claims Expenses), per event	\$1,000,000	\$0 Per Event
Deadly Weapon Protection – Sublimits		
Business Interruption	Included	\$0 Per Event
Demolition, Clearance, and Memorialization, per event	\$250,000	
Extra Expense, per event	\$250,000	
Crisis Management	Included	
Property Damage Extension, per event	Included	
Counseling Services, per event	\$250,000	
Funeral Expenses, per event	\$250,000	
Claims Expenses	Included	
Medical Expense, per person	\$25,000	
Accidental Death & Dismemberment, per person	\$50,000	

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

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.

Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
 - owned, leased, rented or occupied by the Covered Party.
 - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.
- Swatting and any other fictitious event of hoax.

Deadly Weapon Protection

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services		
Per Employee	\$2,500	
Aggregate	\$5,000	
Non-Monetary Claims Defense Costs, Aggregate	\$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of "Who is an Insured."
4. Limits of Liability are subject to Florida Statute 768.28.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability		
Retroactive Date: 5/1/2026		
Coverage	Limit	Deductible
Policy Limit – Annual Aggregate	\$2,000,000	Per Below
Third Party Liability Coverage		
Privacy & Security Liability, each claim	\$2,000,000	\$25,000
Media Content Services Liability, each claim	\$2,000,000	\$25,000
PCI DSS, sublimit	\$1,000,000	\$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	\$500,000	\$25,000
Data Breach & Crisis Management, each claim	\$2,000,000	\$25,000
Data Recovery, each claim	\$2,000,000	\$25,000
Business Interruption / Extra Expense, each claim	\$2,000,000	\$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Social Engineering Financial Fraud*	\$500,000	\$25,000
Funds Transfer Fraud	\$500,000	\$25,000
Invoice Manipulation	\$500,000	\$25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Crypto Jacking	\$500,000	\$25,000
Telecommunications Fraud	\$500,000	\$25,000
System Failure – BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Bricking Coverage, sublimit	\$1,000,000	\$25,000
Consequential Reputation Loss Period of Restoration	\$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity of the request prior to acting upon any transfer instructions.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability

Term:

October 1, 2026 to October 1, 2027

Company:

Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability			
Primary Bodily Injury and Property Damage Liability – Combined Limit	\$1,000,000	8,9	\$0 Each Accident
Personal Injury Protection	Statutory	5	\$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	N/A	N/A	N/A

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

Automobile Liability

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<i>Preferred Package</i>			
Property including Equipment Breakdown	\$19,772.00	☐	☐
Inland Marine	Included	☐	☐
Crime / Employee Dishonesty	\$500.00	☐	☐
General Liability	\$5,000.00	☐	☐
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	\$2,400.00	☐	☐
Cyber Liability	\$501.00	☐	☐
Automobile Liability	\$600.00	☐	☐
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.

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.

SIGN HERE

(Signature)

(Name & Title)

(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.
2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.
3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.
4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.
5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**
6. Not all coverages requested may be provided in this quotation.
7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.
8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.
9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.
10. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**
11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.
12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.
13. Higher limits of liability may be available. Please consult with your agent.
14. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.
15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities (“we”) are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or “pooled”) with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at <https://www.bbrown.com/us/contact/contact-general/>

***PREFERRED* Compensation Disclosure**

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated “A-” or better by AM Best Company. However, we cannot predict whether a company’s financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated “A-” or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust (“Preferred”), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.
- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.
- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Two Rivers North Community Development District
Line of Coverage(s):	Property/Equipment Breakdown, Inland Marine, Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability, Deadly Weapon
Policy Number(s):	PK FL1 0294981 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	7/30/2026

* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	Rating	Description
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	I	Less than \$1,000,000
	II	\$1,000,000 - \$2,000,000
	III	\$2,000,000 - \$5,000,000
	IV	\$5,000,000 - \$10,000,000
	V	\$10,000,000 - \$25,000,000
	VI	\$25,000,000 - \$50,000,000
	VII	\$50,000,000 - \$100,000,000
	VIII	\$100,000,000 - \$250,000,000
	IX	\$250,000,000 - \$500,000,000
	X	\$500,000,000 - \$750,000,000
	XI	\$750,000,000 - \$1,000,000,000
	XII	\$1,000,000,000 - \$1,250,000,000
	XIII	\$1,250,000,000 - \$1,500,000,000
	XIV	\$1,500,000,000 - \$2,000,000,000
	XV	Greater than \$2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.



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: 10/01/2026 to 10/01/2027

General Member Information	
Name: Two Rivers North Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information	Additional Member Information
Contact: Jayna Cooper	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: _____

TITLE: _____

DATE: _____

SIGN HERE

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.



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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:	
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	
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).	No
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

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Two Rivers North Community Development District**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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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	5/1/2026
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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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 _____ Title _____ Date _____

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.



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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?	
9 - Are safety inspection records maintained?	
10 - Are vehicles assigned to specific drivers with back up drivers?	
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	
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.)	
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN, LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	
15 - Driver Training Program:	
16 - MVR Criteria:	
17 - Formal Written Accident Reporting Procedure:	
18 - Employee Disciplinary Program for Driver Safety	

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Two Rivers North Community Development District**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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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?	



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

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 behavior?	No



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

Agency: Risk Management Associates, Inc.

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers North Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Property

Coverage	Response
1 - ISO Protection Class:	3
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



Named Covered Party: Two Rivers North Community Development District

Term: 10/01/2026 to 10/01/2027

Coverage Provided by: Preferred Governmental Insurance Trust

Quote Number: PK FL1 0294981 26-02 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:

☒

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 time, I must let the Trust or my agent know in writing.

Signature _____
Name _____

Title _____
Date _____

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.

Service is the heart of what we do

FL License #L055432
PO Box 958455 Lake Mary, FL 32795 | 321.832.1450 | pgit.org
Page 1



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
X	Inland Marine Blanket Unscheduled IM: \$250,000 Scheduled Inland Marine: Not Included Total All Inland Marine: \$250,000
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
N/A	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).
N/A	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 _____ Title _____
Name _____ Date _____

SIGN HERE

Coverage is provided by Preferred Governmental Insurance Trust

**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, June 16, 2026, and called to order at 11:10 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)
Kelly Evans	Assistant Secretary	
Thomas Spence	Assistant Secretary	

Also present were:

Brian Lamb	VP Developer Services	
Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	(via phone)
John Vericker	District Counsel	
Kathryn Hopkinson	District Counsel	
Arturo Gandarilla	Field Manager	(via phone)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

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

THIRD ORDER OF BUSINESS

Business Items

A. Acceptance of Tom Spence Resignation

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the resignation of Thomas Spence, was accepted. 3-0

B. Appointment to Vacant Seat

Mr. de la Ossa proposed Angie Grunwald for Seat #5.

- Ms. Grunwald accepted compensation.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the appointment of Angie Grunwald, was approved. 3-0

FOURTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of the Meeting Minutes May 19, 2026
- B. Consideration of Operation and Maintenance Expenditures May 2026
- C. Acceptance of the Financials and Approval of the Check Register for May 2026
- D. Ratification of the Third Amendment to the Management Service Master Agreement
- E. Ratification of the Down To Earth Oak Tree Replacement Proposal 149345

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 3-0

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
 - ii. Discussion of Brown & Brown Property Schedule
- This item was not discussed.

- iii. Sitex Aquatic Monthly Report

Mr. Gandarilla presented and reviewed the Community Inspections and Sitex Aquatic reports, copies of which were 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 adjourned at 11:17 a.m. 3-0

Jayna Cooper/Rollamay Turkoane
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ALCHEMY POOL SERVICE LLC	5/30/2026	000816	\$3,000.00			Commercial Pool Services 05/31/26-06/28/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2026	176338	\$6,884.80			Landscape Maintenance - Northwater 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2026	176959	\$7,272.12			Landscape Maintenance - A1 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2026	176959	\$145.44	\$7,417.56		Landscape Maintenance - Fuel Surcharge 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2026	177147	\$17,810.89			Landscape Maintenance - A2 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2026	177147	\$356.22	\$18,167.11		Landscape Maintenance - Fuel Surcharge 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2026	176339	\$7,093.84		\$39,563.31	Landscape Maintenance - Childers 06/26
INFRAMARK LLC	6/5/2026	181300	\$1,000.00			Accounting Services 06/26
INFRAMARK LLC	6/5/2026	181300	\$458.33			Administration 06/26
INFRAMARK LLC	6/5/2026	181300	\$416.67			Assessment Roll 06/26
INFRAMARK LLC	6/5/2026	181300	\$416.67			Dissemination Services 06/26
INFRAMARK LLC	6/5/2026	181300	\$2,083.33			District Management 06/26
INFRAMARK LLC	6/5/2026	181300	\$2,666.67			Field Management 06/26
INFRAMARK LLC	6/5/2026	181300	\$7,295.83			Onsite Services - Jesenia Perez 06/26
INFRAMARK LLC	6/5/2026	181300	\$375.00			Recording Secretary 06/26
INFRAMARK LLC	6/5/2026	181300	\$100.00			Rentals & Leases 06/26
INFRAMARK LLC	6/5/2026	181300	\$100.00			Technology/Data Storage 06/26
INFRAMARK LLC	6/5/2026	181300	\$200.00	\$15,112.50	\$15,112.50	Website Maintenance/Admin 06/26
JAYMAN ENTERPRISES	6/1/2026	4585	\$1,525.00			Janitorial Services & Party Clean-Up 05/26 - Northwater
KINGS POWER WASHING SERVICE	6/5/2026	1252	\$600.00			Pool Deck Cleaning 06/26
SITEX AQUATICS	6/1/2026	11156-B	\$2,935.00			Aquatic Maintenance 06/26
STRALEY ROBIN VERICKER	6/4/2026	28540	\$2,781.00			District Counsel 05/26
TRULY NOLEN BRANCH 059	6/23/2026	590315491	\$89.00			Pest Control - Widewater 06/26
TRULY NOLEN BRANCH 059	6/23/2026	590315722	\$89.00		\$178.00	Pest Control - Lanier 06/26
WEISER SECURITY SERVICES INC	5/28/2026	1268535	\$58.50			SECURITY MONITORING 05/15/26-05/21/26 LANIER-CYBER

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WEISER SECURITY SERVICES INC	6/4/2026	1269475	\$72.00			Security Monitoring 05/22/26-05/28/26 - Lanier-Cyber
WEISER SECURITY SERVICES INC	6/4/2026	1269476	\$72.00			Security Monitoring 05/22/26-05/28/26 - Widewater Cyber
WEISER SECURITY SERVICES INC	6/11/2026	1270492	\$65.25			Weekly Billing 05/29/2026- 06/04/2026 - Widewater - Cyber
WEISER SECURITY SERVICES INC	6/11/2026	1270491	\$65.25			Weekly Billing 05/29/2026- 06/04/2026 - Lanier - Cyber
WEISER SECURITY SERVICES INC	6/18/2026	1271257	\$67.50			Weekly Billing 06/05/2026- 06/11/2026 - Cyber Hours - Widewater Cyber
WEISER SECURITY SERVICES INC	6/18/2026	1271256	\$67.50			Weekly Billing 06/05/2026- 06/11/2026 - Cyber Hours - Lanier Cyber
WEISER SECURITY SERVICES INC	6/25/2026	1272481	\$67.50			Weekly Billing 06/12/2026- 06/18/2026 - Cyber Hours - Lanier
WEISER SECURITY SERVICES INC	6/25/2026	1272482	\$67.50		\$603.00	Weekly Billing 06/12/2026- 06/18/2026 - Cyber Hours - Widewater Cyber
Monthly Contract Subtotal			\$66,297.81			
Variable Contract						
COASTAL FENCE SERVICES, LLC	6/2/2026	121	\$483.00			Service Call - Clubhouse Men's Bathroom 06/26
COASTAL FENCE SERVICES, LLC	4/23/2026	103	\$900.00		\$1,383.00	Replace Fire Pit Equipment 04/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/23/2026	178648	\$2,345.96			Park Bench Parts Lockman 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/23/2026	178647	\$14,071.00			Focal Point Plant Replacements 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/23/2026	178645	\$15,843.39		\$32,260.35	Focal Point Plant Replacements 06/26
INFRAMARK LLC	6/22/2026	182477	\$11.10			Postage 05/26
JAYMAN ENTERPRISES	6/1/2026	4585	\$400.00			Dog Station Maintenance 05/26 - Northwater
JAYMAN ENTERPRISES	6/1/2026	4584	\$1,525.00			Janitorial Services & Party Clean-Up 05/26 - Childers
JAYMAN ENTERPRISES	6/1/2026	4584	\$350.00	\$1,875.00	\$2,275.00	Dog Station Maintenance 05/26 - Childers
TRUIST - CC	6/9/2026	060926-1013-ACH	\$33.98			05/17/26 - Moultrie Mobile - Mobile Services 05/17/26 -06/16/26
TRUIST - CC	6/9/2026	060926-1013-ACH	\$12.68			05/20/26 - Home Depot - Caution Tape & Utility Bucket
TRUIST - CC	6/9/2026	060926-1013-ACH	\$73.41			05/26/26 - Home Depot - Air Filter, Door Sweep, & Keyed Padlocks
TRUIST - CC	6/9/2026	060926-1013-ACH	\$4.16			06/03/26 - Publix - Scotch Tough Grip Tape

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	6/9/2026	060926-1013-ACH	(\$35.28)			06/04/26 - Home Depot - Return - Lockset
TRUIST - CC	6/9/2026	060926-1013-ACH	\$45.95			06/04/26 - Home Depot - Felt Sliders & Entry Lockset for Clubhouse
TRUIST - CC	6/9/2026	060926-1013-ACH	\$53.94			06/04/26 - Publix - Air Freshener, Sink Strainer, Broom, Bottled Water, & Chips
TRUIST - CC	6/9/2026	060926-1013-ACH	\$19.22	\$208.06	\$208.06	06/04/26 - Home Depot - Gorilla Wood Glue & Mr. Clean APC Cleaner
WEISER SECURITY SERVICES INC	5/28/2026	1268536	\$58.50			SECURITY MONITORING 05/15/26-05/21/26 WIDewater CYBER
Variable Contract Subtotal			\$36,196.01			
Utilities						
CHARTER COMMUNICATIONS	6/7/2026	1669019060726-ACH	\$110.03			2689 Widewater Way Construction Trailer Voice & Internet Services 06/07/26-07/06/26
CHARTER COMMUNICATIONS	5/24/2026	1665027052426-ACH	\$114.68		\$224.71	1990 Lanier Road Voice & Internet Services 05/24/26-06/23/26
NEXTERA ENERGY	5/27/2026	35688130	\$5.00			Gas 04/22/26-05/20/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672487-ACH	\$3.03			35131 Ackley Trace Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672500-ACH	\$17.17			35576 Lockman Way Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672742-ACH	\$384.24			South of Chancey Road and Diana Drive 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24674587-ACH	\$179.78			35738 Lockman Way Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672494-ACH	\$42.42			35820 Sunflower Hill Drive 1 Inch Reclaim #1 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24673524-ACH	\$60.60			1920 Webbstone Way 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672744-ACH	\$642.48			1990 Lanier Road Amenity Center 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672498-ACH	\$3.03			35370 Sunflower Hill Drive 1 Inch Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672495-ACH	\$4.04			2929 Anata Drive 1 Inch Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672485	\$591.86			2471 Childers Way 1.5 Inch Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672499-ACH	\$3.03			2903 Gardiner Lane Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672497-ACH	\$3.03			35301 Sunflower Hill Drive 1 Inch Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672496-ACH	\$500.96			2574 Widewater Way 2 Inch Reclaim #2 05/06/26-06/04/26

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672493-ACH	\$12.12			2556 Birney Run 1.5 Inch Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672492	\$57.57			34959 Kircher Drive Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672491	\$1.01			34846 Kircher Drive Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672490-ACH	\$1.01			34843 Kircher Drive Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672489-ACH	\$4.04			35233 Gravelly Drive Reclaim 05/06/26-06/04/26
PASCO COUNTY UTILITIES SERVICE	6/18/2026	24672488-ACH	\$120.19		\$2,631.61	2008 Lanier Road Reclaim 05/06/26-06/04/26
TECO TAMPA ELECTRIC	6/22/2026	062226-19981-ACH	\$63.00			2689 Widewater Way Gas 05/21/26-06/17/26
TECO TAMPA ELECTRIC	6/22/2026	062226-26184-ACH	\$98.77		\$161.77	1990 Lanier Rd., Amenities Gas 05/21/26-06/17/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2338832-ACH	\$40.72			35251 Gravelly Drive - Irrigation 1 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2338828-ACH	\$40.83			2512 Lanier Road 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2332688-ACH	\$40.49			35370 Sunflower Hill Drive - Irrigation Control 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2332690-ACH	\$40.83			35570 Lockman Way - Irrigation Control 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2332691-ACH	\$555.75			2689 Widewater Way - Amenity Center 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2296250-ACH	\$555.09			1990 Lanier Road - Amenity Center 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2277327-ACH	\$43.93			2455 Childers Way - Entry Sign 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2277332-ACH	\$48.80			2499 Widewater Way - Panel S1 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2277333-ACH	\$40.72			2556 Birney Run - Panel IR1 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2277341-ACH	\$40.83			2574 Widewater Way - Panel IR2 05/07/26-06/05/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2288834-ACH	\$4,460.53			Streetlights 06/10/26
WITHLACOOCHEE RIVER ELECTRIC	6/10/2026	061026-2288838-ACH	\$4,053.21		\$9,961.73	Streetlights 06/10/26
Utilities Subtotal			\$12,984.82			
Regular Services						

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ANGIE GRUNWALD	6/16/2026	AG-061626	\$200.00			BOARD 06/16/2026
CARLOS DE LA OSSA	6/16/2026	CO-061626	\$200.00			BOARD 06/16/2026
KELLY ANN EVANS	6/16/2026	KE-061626	\$200.00			BOARD 06/16/2026
KELLY ANN EVANS	6/16/2026	KE-061626A	\$200.00			Board 6/16/26
KELLY ANN EVANS	6/16/2026	KE-061626A	(\$2.90)			MED TAXES
KELLY ANN EVANS	6/16/2026	KE-061626A	(\$12.40)	\$184.70	\$384.70	SS TAXES
NICHOLAS J. DISTER	6/16/2026	ND-061626	\$200.00			BOARD 06/16/2026
SITEX AQUATICS	6/1/2026	11156-B	\$165.30			Drone Reports & Fuel Surcharge 06/26
THOMAS R. SPENCE	6/16/2026	TS-061626	\$200.00			BOARD 6/16/26
Regular Services Subtotal			\$1,350.00			
Additional Services						
TWO RIVERS NORTH CDD	6/30/2026	06302026-0630	\$14,752.87			SERIES 2022 FY26 DS
Additional Services Subtotal			\$14,752.87			
TOTAL						
			\$131,581.51			



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

Invoice #000816

Issue date
May 30, 2026

Invoice #000816

Customer	Invoice Details	Payment
Two Rivers North CDD A1 and A2 InframarkCMS@payableslockbox.com (813) 873-7300 2005 Pan Am Circle Ste 300 Tampa , Florida 33607	PDF created May 30, 2026 \$3,000.00	Due May 30, 2026 \$3,000.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (05/31/2026 - 06/28/2026)</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i> <i>Pool service for - (05/31/2026 - 06/28/2026)</i> <i>Two Rivers North A2 North-water</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>	1	\$3,000.00	\$3,000.00

Subtotal	\$3,000.00
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Total Due	\$3,000.00
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Pay online
To pay your invoice go to <https://squareup.com/u/ipEONatj>
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: #176338

June 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

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

Invoice Date

6/1/2026

Date Due

7/16/2026

Terms

Net 45

Customer PO #**Invoice Details**

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

Billing Questions

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

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



Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth ("DTE") and the undersigned client ("Client"), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

Down to Earth Landscape & Irrigation

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



Invoice: #176959

June 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

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

Invoice Date

6/1/2026

Date Due

7/16/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#135177 - Two Rivers North CDD A1 Contract (2026)				\$7,272.12
LCR003: General Maintenance				\$4,450.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$140.64
LCR003: Additional Amenity Center Services Start 5/31/24				\$1,621.96
Shell Path Increased Services - Start 1/1/26				\$1,059.43
Fuel Surcharge				\$145.44

Billing Questions

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

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Subtotal	\$7,417.56
Sales Tax	\$0.00
Total	\$7,417.56
Credits/Payments	(\$0.00)
Balance Due	\$7,417.56



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Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

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Down to Earth Landscape & Irrigation

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



Invoice: #177147

June 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

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

Project/Job

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

Invoice Date

6/1/2026

Date Due

7/16/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#135181 - Two Rivers North CDD A2 Contract (2026)				\$17,810.89
LCR003: General Maintenance				\$4,569.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$192.84
LCR003: A2 Amenity Addendum - Start 12/4/24				\$5,010.89
LCR003: Shell Paths Addendum - Start 12/4/24				\$588.82
LCR003: Common Areas - Start 1/1/25				\$7,449.25
Fuel Surcharge				\$356.22

Billing Questions

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

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 other questions or concerns.

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Subtotal	\$18,167.11
Sales Tax	\$0.00
Total	\$18,167.11
Credits/Payments	(\$0.00)
Balance Due	\$18,167.11



Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth ("DTE") and the undersigned client ("Client"), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

Down to Earth Landscape & Irrigation

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



Invoice: #176339

June 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

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

Invoice Date

6/1/2026

Date Due

7/16/2026

Terms

Net 45

Customer PO #**Invoice Details**

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

Billing Questions

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

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

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

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



Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth ("DTE") and the undersigned client ("Client"), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

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- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

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Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

181300

DATE

6/5/2026

BILL TO

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

CUSTOMER ID

C2410

NET TERMS

Due On Receipt

PO#**DUE DATE**

6/5/2026

Services provided for the Month of: June 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	2,666.67		2,666.67
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					15,112.50

Subtotal	\$15,112.50
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Tax	\$0.00
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Total Due	\$15,112.50
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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

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

Account Name: INFRAMARK, LLC

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

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
6/1/2026	4585

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
	April 2026 Monthly janitorial maintenance.	1,375.00	1,375.00
	Dog station and trash can maintenance	400.00	400.00
	5/18/26 Party clean up	150.00	150.00
All work is complete!		Total	\$1,925.00

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

Invoice 1252



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

DATE
06/05/2026

PLEASE PAY
\$600.00

DUE DATE
07/05/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool deck cleaning	Pool furniture will be moved, and the surface will be pre-treated with 1% sodium hypochlorite and surfactant solution, surface cleaned, and post-treated with a 1% sodium hypochlorite and surfactant solution. The entirety of the pool deck will be cleaned, excluding what was done last month. (Everything under covered area)		600.00	600.00

Please note \$200 was taken off because the covered area was not cleaned.
Area by the trashcan was cleaned.
Pool furniture was cleaned of debris and bird droppings.

SUBTOTAL	600.00
TAX	0.00
TOTAL	600.00

TOTAL DUE \$600.00

THANK YOU.



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, FI 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11156-b	06/01/2026	\$3,100.30	07/01/2026	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 #: 590315491

WORK DATE: 06/23/2026

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: 06/23/2026 07:38:00 AM

Time Out: 06/23/2026 08:08:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker

License #: FL - JE363017

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Monthly Commercial	1.00	85.00
		Temporary Fuel Surcharge	1.00	4.00
Subtotal				89.00
Tax				0.00
Total Due:				89.00

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Monthly progressive commercial pest program for ants roaches silverfish
Thank you for allowing Truly Nolen services. Treated the exterior perimeter with liquid treatment and also Weber treatment. Thank you again and take care

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
OnSlaught FC.		1021-2574	16.0000%	0.0625	Esfenvalerate; Prallethrin; PBO	1.0000 Fluid Ounce	0.0039 Fluid Ounce
Target Pests: Ants, Bees, Cockroaches, Cricket, Mosquito, Seed Bug, Spider							

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 #: 590315722

WORK DATE: 06/23/2026

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

Time In: 06/23/2026 08:24:00 AM
Time Out: 06/23/2026 08:47:00 AM

Customer Signature

Customer Unavailable to Sign

Technician Signature

Sherwin Parker

License #: FL - JE363017

Purchase Order	Terms	Service Description	Quantity	Amount
None	NET 15	Pest Monthly Commercial	1.00	85.00
		Temporary Fuel Surcharge	1.00	4.00
Subtotal				89.00
Tax				0.00
Total Due:				89.00

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

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

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
OnSlaught FC.		1021-2574	16.0000%	0.0625	Esfenvalerate; Prallethrin; PBO	1.0000 Fluid Ounce	0.0039 Fluid Ounce
Target Pests: Ants, Bees, Box Elder Bugs, Cockroaches, Cricket, Ground Beetle, Mosquito, Scorpion, Seed Bug, Spider, Springtails							

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY

Reminder: Please call Truly Nolen Branch 059 at 813-232-3237 with any questions. Thank you.

Warning: Pesticides can be harmful. Keep children and pets away from pesticide applications until dry, dissipated or aerated. For more information contact Truly Nolen Exterminating at 813-232-3237.



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1268535
DATE	05/28/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/15/2026 - 5/21/026				
Cyber Hours - Cyber	26.00	Hours	2.25	58.50
Total Hours	26.00			0.00
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	58.50
			Sales Tax	
			TOTAL	\$58.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1268535
Invoice Date	05/28/26
Amount Due	\$58.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1269475
DATE	06/04/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/22/2026 - 5/28/2026				
Cyber Hours - Cyber	32.00	Hours	2.25	72.00
Total Hours	32.00			0.00
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	72.00
			Sales Tax	
			TOTAL	\$72.00

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1269475
Invoice Date	06/04/26
Amount Due	\$72.00
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1269476
DATE	06/04/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/22/2026 - 5/28/2026				
Cyber Hours - Cyber	32.00	Hours	2.25	72.00
Total Hours	32.00			0.00
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	72.00
			Sales Tax	
			TOTAL	\$72.00

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1269476
Invoice Date	06/04/26
Amount Due	\$72.00
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1270492
DATE	06/11/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/29/2026 - 6/4/2026				
Cyber Hours - Cyber	29.00	Hours	2.25	65.25
Total Hours	29.00			0.00
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	65.25
			Sales Tax	
			TOTAL	\$65.25

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1270492
Invoice Date	06/11/26
Amount Due	\$65.25
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1270491
DATE	06/11/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/29/2026 - 6/4/2026				
Cyber Hours - Cyber	29.00	Hours	2.25	65.25
Total Hours	29.00			0.00
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	65.25
			Sales Tax	
			TOTAL	\$65.25

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1270491
Invoice Date	06/11/26
Amount Due	\$65.25
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1271257
DATE	06/18/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/5/2026 - 6/11/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1271257
Invoice Date	06/18/26
Amount Due	\$67.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1271256
DATE	06/18/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/5/2026 - 6/11/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1271256
Invoice Date	06/18/26
Amount Due	\$67.50
Amount Remitted	



INVOICE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

BILL TO

Two Rivers North CDD (Childers & Northwater)

Jessy Perez

352 467-8439

inframarkcms@payableslockbox.com

Invoice Number: 121

Invoice Date: June 2, 2026

Payment Due: June 2, 2026

Amount Due (USD): \$483.00

 **Pay Securely Online**

Items	Quantity	Price	Amount
Labor and Equipment Club house men's bathroom broken magnet striker replaced and fixed door closer	1	\$483.00	\$483.00

Total: \$483.00

Amount Due (USD): \$483.00

Pay Securely Online



link.waveapps.com/7f58my-arq5xh

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.



INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444

www.coastalfence.co

6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

1. Any work or items not specifically included are excluded.
2. Finish grade and additional soil - if needed - not in proposal.
3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
4. Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
6. Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
7. Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

SECO-L
SD-991A-D1Q
Mini Electric Door
Fail-secure; 12VDC Operate
Current draw: 280mA@12VDC
03A24 **Made in Taiwan**









INVOICE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

BILL TO
Two Rivers North CDD (Childers & Northwater)
Jessy Perez

352 467-8439
inframarkcms@payableslockbox.com

Invoice Number: 103
Invoice Date: April 23, 2026
Payment Due: April 23, 2026

Amount Due (USD): \$900.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Replace Item fire pit equipment replaced and provided the service on removed the existing one disassembling gas line and cleaning the pipe lines to installed the new equipment	1	\$800.00	\$800.00
Additional Installed a new electrical timer	1	\$100.00	\$100.00

Total: \$900.00

Amount Due (USD): \$900.00

[Pay Securely Online](#)



link.waveapps.com/yut9uc-etqvhn

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

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INVOICE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

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6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
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- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
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- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Down to Earth Landscape & Irrigation

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



Invoice: #178648

June 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

Park bench parts Lockman
 Estimate # 147807

Invoice Date

6/23/2026

Date Due

7/8/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#147807 - Park bench parts Lockman				\$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.

LCE025: Tree/Plant Installation				\$2,345.96
Enhancement Labor (Labor)				\$65.00
Bench Parts (Material)	EA	1.00	\$2280.96	\$2280.96

Billing Questions

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

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

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

Subtotal	\$2,345.96
Sales Tax	\$0.00
Total	\$2,345.96
Credits/Payments	(\$0.00)
Balance Due	\$2,345.96

137

138

Down to Earth Landscape & Irrigation

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



Invoice: #178647

June 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

Focal point plant replacements
 Estimate # 147064

Invoice Date

6/23/2026

Date Due

7/8/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#147064 - Focal point plant replacements				\$14,071.00
- 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.

LCE025: Tree/Plant Installation**\$14,071.00**

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

Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
African Iris "White" Installed (E) (Kit)	1 Gallon Plant	200.00	\$13.52	\$2704.00
Confederate Jasmine Installed (E) (Kit)	1 Gallon Plant	400.00	\$13.52	\$5408.00
Flax Lily "Blueberry Flax" Installed (E) (Kit)	1 Gallon Plant	100.00	\$13.52	\$1352.00
Dwarf Oleander Installed (E) (Kit)	3 Gallon Plant	100.00	\$31.17	\$3117.00
Firebush "Firefly" Installed (E) (Kit)	3 Gallon Plant	50.00	\$28.50	\$1425.00

Billing Questions

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

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

Subtotal	\$14,071.00
Sales Tax	\$0.00
Total	\$14,071.00
Credits/Payments	(\$0.00)
Balance Due	\$14,071.00

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

Down to Earth Landscape & Irrigation

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



Invoice: #178645

June 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

Focal point plant replacements
 Estimate # 146458

Invoice Date

6/23/2026

Date Due

7/8/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#146458 - Focal point plant replacements				\$15,843.39
- Focal point plant replacements around the front entrance, clubhouse and back pocket park on lanier, replace ferns with Jasmine at Gravelly,. - 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.

LCE025: Tree/Plant Installation**\$15,843.39**

Site Prep, Removal, & Disposal (E) (Labor)

\$65.00

African Iris "White" Installed (E) (Kit)

1 Gallon Plant

200.00

\$13.52

\$2704.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
 See Terms & Conditions at <https://d41landscape.com/terms-and-conditions/>.

Confederate Jasmine Installed (E) (Kit)	1 Gallon Plant	400.00	\$13.52	\$5408.00
Flax Lily "Blueberry Flax" Installed (E) (Kit)	1 Gallon Plant	100.00	\$13.52	\$1352.00
Crape Myrtle "Muskogee" Multi-trunk Installed (E) (Kit)	45 Gallon Plant	1.00	\$736.92	\$736.92
Dahoon Holly "Standard" Installed (E) (Kit)	30 Gallon Plant	3.00	\$461.90	\$1385.70
Bahia Sod installed (E) (Kit)	Pallet	2.00	\$493.12	\$986.24
Palm Sabal "Booted" (Kit)	14' CT	4.00	\$801.38	\$3205.53

Billing Questions

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

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

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

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Subtotal	\$15,843.39
Sales Tax	\$0.00
Total	\$15,843.39
Credits/Payments	(\$0.00)
Balance Due	\$15,843.39

**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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
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

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**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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Focal point plant replacements	May 22, 2026	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
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Estimated Tax				\$0.00
Job Total				\$15,843.39

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Proposed By:

Dave Towsley
Down to Earth

05/01/2026

Date

Agreed & Accepted By:

Jayna Cooper

5-4-2026

Inframark

Date

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

182477

CUSTOMER ID

C2410

PO#

INVOICE

DATE

6/22/2026

NET TERMS

Due On Receipt

DUE DATE

6/22/2026

BILL TO

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	15	Ea	0.74		11.10
Subtotal					11.10

Subtotal

\$11.10

Tax

\$0.00

Total Due

\$11.10

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
6/1/2026	4584

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
	May 2026 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
	5/18/26 Party clean up	150.00	150.00
All work is complete!		Total	\$1,875.00



TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa



Page 1 of 4

Billing cycle 05/10/26 - 06/09/26

Account number ending in 1013

Account summary

Previous balance		\$238.46
Payments & other credits	-	\$273.74
Purchases & other charges	+	\$243.34
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$208.06

Credit limit	\$10,000.00
Available credit	\$9,791.94
Available for cash advance	\$0.00
Statement closing date	06/09/2026
Days in billing cycle	31

Payment information

New balance	\$208.06
Minimum payment due	\$20.00
Payment due date	07/04/26

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.

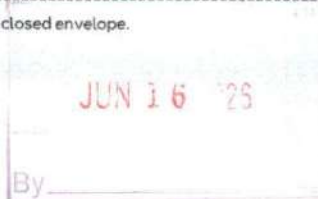
Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
-----------	-----------	------------------	-------------------------	--------

TWO RIVERS NORTH CMNTY DEV DISTRICT Account number ending in 1013 Total: **-\$238.46**

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400



Account number ending in	1013
Statement closing date	06/09/26
New balance	\$208.06
Minimum payment due	\$20.00
Payment due Date	07/04/26
Amount enclosed	\$

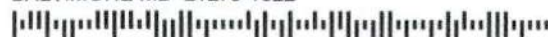
480000562136800000000000000020000000000020806

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

**N0003718

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622





TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Page 3 of 4

Billing cycle 05/10/26 - 06/09/26

Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
05/23	05/24	0626052304867586	PAYMENTS - THANK YOU	-\$238.46

Cardholder activity

Total cardholder new activity: \$208.06

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ			Account number ending in 8900	Total: \$208.06
05/17	05/17	24793386137000107069213	Moultrie 844-908-1219 844-9081219 AL	\$33.98
05/20	05/22	24943016141010193465387	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$12.68
05/26	05/28	24943016147010196091945	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$73.41
06/03	06/04	24137466155001204844989	PUBLIX #1196 ZEPHYRHILLS FL	\$4.16
06/04	06/07	74943016156010193213107	THE HOME DEPOT #8929 ZEPHYRHILLS FL	-\$35.28
06/04	06/07	24943016156010193216337	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$45.95
06/04	06/05	24137466156600323828184	PUBLIX #1196 ZEPHYRHILLS FL	\$53.94
06/04	06/07	24943016156010193215230	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$19.22

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	22.74% (V)	0.06231% (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](https://www.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.

+1 844-908-1219

Invoice number
Date paid
Payment method

INV16821533
May 17, 2026
*****8900

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

\$33.98 paid on May 17, 2026

Charge Summary

Description	Qty	Unit Price	Amount
Charge for Unlimited plan for service period 05/17/2026-06/16/2026	1	\$16.99	\$16.99
Charge for Unlimited plan for service period 05/17/2026-06/16/2026	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
05/17/2026	P-16199203	Payment		(\$33.98)
Invoice Balance				\$0.00

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

INV16821533 – 1 of 1



How doers
get more done™

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

8929 00061 47565 05/20/26 02:05 PM
SALE SELF CHECKOUT

015812772014 CAUT. TAPE <A>	7.97
EMPIRE 200' YELLOW CAUTION TAPE	
084305410115 5 GAL. FIFA <A>	3.88
5 GAL. FIFA HOMER BUCKET	

SUBTOTAL	11.85
SALES TAX	0.83
TOTAL	\$12.68

XXXXXXXXXXXX8900 VISA USD\$ 12.68
AUTH CODE 00232G/6614478 TA
AUTH MODE - ISSUER
Contactless
AID A00000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK
8929 05/20/26 02:05 PM

8929 61 47565 05/20/2026 1885

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/18/2026



How doers
get more done.™

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

8929 00005 58353 05/26/26 01:24 PM
SALE CASHIER BRENDA

031949618544 20X25 FPR5 <A> 6.28
20X25X1 HDX FPR 5 FILTR
043374118209 36 BLK SWEEP <A> 15.37
36" BLACK ALUMINUM AND VINYL HEAVY-D
085267990028 CG511A <A>
TSTAT GUARD W/ KEYED LOCK
2@23.48 46.96

SUBTOTAL 68.61
SALES TAX 4.80
TOTAL \$73.41

XXXXXXXXXXXX8900 VISA

USD\$ 73.41

AUTH CODE 04591G/0050777

TA

AUTH MODE - ISSUER

Chip Read

AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: INFRAMARK

8929 05/26/26 01:24 PM



8929 05 58353 05/26/2026 5932

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	08/24/2026

Summertree Plaza
32765 Eiland Blvd
Zephyrhills, FL 33545-5268
(813) 779-2368

Store Manager: Jason Bradley

Scotch Tough Grip Tape	T	3.89
Subtotal		3.89
Sales Tax 7% - T		0.27
Total		4.16
Credit		4.16
Change		0.00

Visa: *8900	\$4.16
Credit Card	Purchase
Auth/Trace: 06588G/730201	Chip Read
Reference: 000805454232	
A0000000031010	
VISA CREDIT	

06/03/2026 04:34PM

Thank you for shopping at store 1196
8218, 0173, 773

Club Publix members save more.

Join today at clubpublix.com/newmember.

Terms & conditions apply.

Publix Super Markets, Inc.

1196 63R 738 218

XX



**How doers
get more done.**

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

8929 00011 86782 06/04/26 03:53 PM
CASHIER MARCIA

* ORIG REC: 8929 052 44355 06/04/26 TA *

1006-478-198 405BL SN SMT -32.97

SUBTOTAL -32.97

SALES TAX -2.31

TOTAL -\$35.28

XXXXXXXXXXXX8900 VISA -35.28

INVOICE 1113508 TA

AUTH MODE - ISSUER

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!



How doers
get more done™

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

8929 00052 44355 06/04/26 09:29 AM
SALE SELF CHECKOUT

883351813709 405BL SN SMT <A> 32.97
KS SEC BALBOA ENTRY SATIN NICK SMT
074523760444 SLIDER <A> 9.97
BROWN FELT SLDRS AND BUMPERS 108 PK

SUBTOTAL 42.94
SALES TAX 3.01
TOTAL \$45.95

XXXXXXXXXXXX8900 VISA
USD\$ 45.95
AUTH CODE 05274G/1524757 TA
AUTH MODE - ISSUER
Contactless
AID A00000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK
8929 06/04/26 09:29 AM



8929 52 44355 06/04/2026 6880

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/02/2026

Publix

Summertree Plaza
32765 Eiland Blvd
Zephyrhills, FL 33545-5268
(813) 779-2368
Store Manager: Jason Bradley

Fbrz Plug Drf Dny April	T	9.99
Jct Sink Strainer	T	5.49
Lib In/Outdoor Angle Broom	T	12.99
Pure Life Purfd 32Pk(Pal)	F	6.99
F/Lay Fun Times Mix 28Ct	F	16.49
Subtotal		51.95
Sales Tax 7% - T		1.99
Total		53.94
Credit		53.94
Change		0.00

Visa: *8900	\$53.94
Credit Card	Purchase
Auth/Trace: 01588G/760370	Chip Read
Reference: 001192313921	
A0000000031010	
VISA CREDIT	

06/04/2026 09:41AM
Thank you for shopping at store 1196
1031, 0176, 776

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

Publix Super Markets, Inc.



1196 64R 761 031



How doers
get more done™

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

8929 00019 58875 06/04/26 04:04 PM
SALE CASHIER JOSHUA

052427620200 GG 40Z WOOD <A> 3.98
GORILLA ORIGINAL WOOD GLUE 40Z
030772185520 MRCLEANFRESH <A> 13.98
MR CLEAN APC UNSTOPPABLES 990Z

SUBTOTAL 17.96
SALES TAX 1.26
TOTAL \$19.22

XXXXXXXXXXXX8900 VISA USD\$ 19.22
AUTH CODE 02348G/1192207 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK
8929 06/04/26 04:04 PM



8929 19 58875 06/04/2026 7378

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/02/2026



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1268536
DATE	05/28/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/15/2026 - 5/21/026				
Cyber Hours - Cyber	26.00	Hours	2.25	58.50
Total Hours	26.00			0.00
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	58.50
			Sales Tax	
			TOTAL	\$58.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1268536
Invoice Date	05/28/26
Amount Due	\$58.50
Amount Remitted	

June 7, 2026

Invoice Number: 1669019060726

Account Number: **8337 13 001 1669019**Security Code: **4366**Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

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

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for \$70/mo. by calling 1-866-392-2904.

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

Previous Balance	110.03
Payments Received -Thank You!	-110.03
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 06/24/26	
Total Due by Auto Pay	\$110.03

Thank you for choosing Spectrum Business.

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 07 06102026 NNNNNNNN 01 000750 0003TWO RIVERS NORTH A2
JAYNA COOPER
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

June 7, 2026

TWO RIVERS NORTH A2

Invoice Number: 1669019060726

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

833713001166901900110031



Invoice Number: 1669019060726
 Account Number: 8337 13 001 1669019
 Security Code: 4366

TWO RIVERS NORTH A2

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

8633 2390 DY RP 07 06102026 NNNNNNNN 01 000750 0003

Charge Details

Previous Balance		110.03
EFT Payment	05/24	-110.03
Remaining Balance		\$0.00

Payments received after 06/07/26 will appear on your next bill.

Service from 06/07/26 through 07/06/26

Spectrum Business™ Internet

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

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

Invoice Number: 1669019060726
Account Number: 8337 13 001 1669019
Security Code: **4366**

TWO RIVERS NORTH A2**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 07 06102026 NNNNNNNN 01 000750 0003

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

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



TWO RIVERS NORTH A2

Invoice Number: 1669019060726
Account Number:: 8337 13 001 1669019
Security Code: **4366**



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 07 06102026 NNNNNNNN 01 000750 0003



May 24, 2026
Invoice Number: 1665027052426
Account Number: **8337 13 062 1665027**
Security Code: **5981**
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary

Service from 05/24/26 through 06/23/26
details on following pages

Previous Balance	114.68
Payments Received -Thank You!	-114.68
Remaining Balance	\$0.00
Spectrum Business™ Internet	90.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
Taxes, Fees and Charges	4.68
Current Charges	\$114.68
YOUR AUTO PAY WILL BE PROCESSED 06/11/26	
Total Due by Auto Pay	\$114.68

**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 05252026 NNNNNNNN 01 996350

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

May 24, 2026

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027052426
Account Number: 8337 13 062 1665027
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Total Due by Auto Pay **\$114.68**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713062166502700114686



Invoice Number: 1665027052426
 Account Number: 8337 13 062 1665027
 Security Code: 5981

TWO RIVERS NORTH CDDA1

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

8633 2390 DY RP 24 05252026 NNNNNNNN 01 996350

Charge Details

Previous Balance		114.68
EFT Payment	05/11	-114.68
Remaining Balance		\$0.00

Payments received after 05/24/26 will appear on your next bill.

Service from 05/24/26 through 06/23/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00

Your promotional price will expire on 03/23/28

Advanced WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$90.00

Spectrum Business™ Internet Total **\$90.00****Spectrum Business™ Voice**

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 03/23/28

Voice Mail	0.00
	\$20.00

Phone number (813) 406-4034**\$0.00**

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$20.00****Other Charges**

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.02
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	\$4.68

Current Charges \$114.68**Total Due by Auto Pay \$114.68****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: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/supportFor questions or concerns, please call **1-866-519-1263**.

Invoice Number: 1665027052426
Account Number: 8337 13 062 1665027
Security Code: **5981**

TWO RIVERS NORTH CDDA1

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

8633 2390 DY RP 24 05252026 NNNNNNNN 01 996350

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

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 1665027052426
Account Number:: 8337 13 062 1665027
Security Code: **5981**

TWO RIVERS NORTH CDDA1



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 24 05252026 NNNNNNNN 01 996350



www.nexteraenergyservices.com



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



Invoice - Account Summary

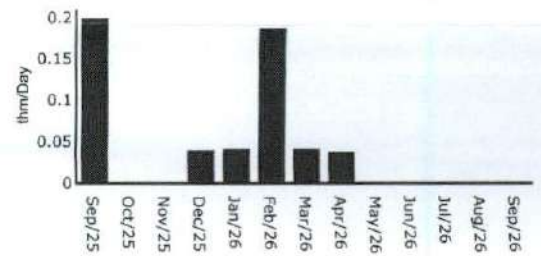
Account No.	36461333
Amount Due (If paid by due date)	\$5.00
Due Date	06/17/2026

Account summary (see second page for details)

Invoice date: May 27 2026, Invoice No: 35688130

Opening Balance	\$6.03
Payment Received May 18, 2026	\$-6.03
Balance Forward	\$0.00
Gas charges (please see over for details)	\$5.00
Total Current Charges	\$5.00
Total Amount Due	\$5.00

Your Average Daily Billed Usage



This period billed usage: 0 thm

Previous 13 months billed usage: 24 thm



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



Account No.	Invoice No.	Amount due	Due Date	Amount Enclosed
36461333	35688130	\$5.00	06/17/2026	\$

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

0364613333

4

00000500

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	04/22/2026 - 05/20/2026	Actual	0	0	1	0
Total Usage						0

Gas Charges and Taxes	Billing Period: 04/22/2026 - 05/20/2026	Units	Rate \$	Total \$
Customer Service Fee				\$5.00
Monthly Variable Rate		0	0.857500	\$0.00
Monthly Variable Rate		0	0.812000	\$0.00
Total Gas Charges and Taxes				\$5.00

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-AcctMgt@nexteraenergy.com.

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

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

 Email:
naturalgas@nexteraenergyservices.com

 Web: www.nexteraenergyservices.com

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



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4206 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 24672487

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	5/6/2026	348	6/4/2026	351	29	3

Usage History

Reclaimed

June 2026	3
May 2026	3
April 2026	9
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

Transactions

Previous Bill	3.03
Payment 06/05/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01 3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03

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JUN 22 2026

Account # 1200555
Customer # 01530465
Balance Forward 0.00
Current Transactions 3.03

Total Balance Due \$3.03
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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

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4216 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 24672500

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	5/6/2026	817	6/4/2026	834	29	17

Usage History

Reclaimed

June 2026	17
May 2026	16
April 2026	32
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

Transactions

Previous Bill	16.16
Payment 06/05/26	-16.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	17 Thousand Gals X \$1.01 17.17
Total Current Transactions	17.17
TOTAL BALANCE DUE	\$17.17

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Account # 1200810
Customer # 01530465
Balance Forward 0.00
Current Transactions 17.17

Total Balance Due	\$17.17
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.



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

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

Bill Number: 24672742

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	5/6/2026	569	6/4/2026	580	29	11
Irrig Potable	232051286	5/6/2026	683	6/4/2026	692	29	9

Usage History

	Water	
June 2026	11	9
May 2026	15	10
April 2026	20	23
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

Transactions

Previous Bill	425.23
Payment 06/06/26	-425.23 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	11.0 Thousand Gals X \$2.18 23.98
Sewer	
Sewer Base Charge	163.47
Sewer Charges	11.0 Thousand Gals X \$7.20 79.20
Irrigation	
Water Base Charge	22.37
Water Tier 1	9.0 Thousand Gals X \$3.47 31.23
Total Current Transactions	384.24
TOTAL BALANCE DUE	\$384.24

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Account # 1218150
Customer # 01530465
Balance Forward 0.00
Current Transactions 384.24

Total Balance Due \$384.24
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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

Service Address: **35738 LOCKMAN WAY RECLAIM**

Bill Number: 24674587

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	5/6/2026	2391	6/4/2026	2569	29	178

Usage History

	Reclaimed
June 2026	178
May 2026	173
April 2026	193
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

Transactions

Previous Bill	174.73
Payment 06/05/26	-174.73 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	178 Thousand Gals X \$1.01 179.78
Total Current Transactions	179.78
TOTAL BALANCE DUE	\$179.78

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Account # 1291525
Customer # 01530465
Balance Forward 0.00
Current Transactions 179.78

Total Balance Due	\$179.78
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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

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173 015304650129152592467458750000179788



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TWO RIVERS NORTH CDD

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

Bill Number: 24672494

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	5/6/2026	1039	6/4/2026	1081	29	42

Usage History

Reclaimed

June 2026	42
May 2026	41
April 2026	58
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

Transactions

Previous Bill	41.41
Payment 06/05/26	-41.41 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	42 Thousand Gals X \$1.01 42.42
Total Current Transactions	42.42
TOTAL BALANCE DUE	\$42.42

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Account #	1200705
Customer #	01541320
Balance Forward	0.00
Current Transactions	42.42

Total Balance Due	\$42.42
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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

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TWO RIVERS NORTH CDD

Service Address: **1920 WEBBSTONE WAY**

Bill Number: 24673524

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	5/6/2026	6430	6/4/2026	6490	29	60

Usage History

Reclaimed

June 2026	60
May 2026	61
April 2026	125
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

Transactions

Previous Bill	61.61
Payment 06/05/26	-61.61 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	60 Thousand Gals X \$1.01 60.60
Total Current Transactions	60.60
TOTAL BALANCE DUE	\$60.60

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Account #	1255145
Customer #	01547338
Balance Forward	0.00
Current Transactions	60.60

Total Balance Due	\$60.60
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.



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

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TWO RIVERS NORTH CDD

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

Bill Number: 24672744

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	5/6/2026	1347	6/4/2026	1367	29	20
Irrig Potable	232051302	5/6/2026	471	6/4/2026	512	29	41

Usage History

	Water	
June 2026	20	41
May 2026	29	19
April 2026	25	8
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

Transactions

Previous Bill	587.78
Payment 06/05/26	-587.78 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	20.0 Thousand Gals X \$2.18 43.60
Sewer	
Sewer Base Charge	163.47
Sewer Charges	20.0 Thousand Gals X \$7.20 144.00
Irrigation	
Water Base Charge	22.37
Water Tier 1	25.0 Thousand Gals X \$3.47 86.75
Water Tier 2	13.0 Thousand Gals X \$6.94 90.22
Water Tier 3	3.0 Thousand Gals X \$9.36 28.08
Total Current Transactions	642.48
TOTAL BALANCE DUE	\$642.48

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Account # 1218160
Customer # 01547338
Balance Forward 0.00
Current Transactions 642.48

Total Balance Due \$642.48
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.



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

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

Bill Number: 24672498

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	5/6/2026	691	6/4/2026	694	29	3

Usage History

Reclaimed

June 2026	3
May 2026	10
April 2026	3
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

Transactions

Previous Bill	10.10
Payment 06/05/26	-10.10 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 # 1200790
Customer # 01547338
Balance Forward 0.00
Current Transactions 3.03

Total Balance Due \$3.03
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

TWO RIVERS NORTH CDD
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TWO RIVERS NORTH CDD

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

Bill Number: 24672495

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149365	5/6/2026	309	6/4/2026	313	29	4

Usage History

Reclaimed

June 2026	4
May 2026	3
April 2026	3
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

Transactions

Previous Bill	3.03
Payment 06/05/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01 4.04
Total Current Transactions	4.04
TOTAL BALANCE DUE	\$4.04

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Account # 1200775
Customer # 01547338
Balance Forward 0.00
Current Transactions 4.04

Total Balance Due \$4.04
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY 1.5 INCH RECLAIM**

Bill Number: 24672485

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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	5/6/2026	9733	6/4/2026	10319	29	586

Usage History

Reclaimed

June 2026	586
May 2026	329
April 2026	152
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

Transactions

Previous Bill	332.29
Payment 06/05/26	-332.29 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	586 Thousand Gals X \$1.01 591.86
Total Current Transactions	591.86
TOTAL BALANCE DUE	\$591.86

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Account # 1200545
Customer # 01530465
Balance Forward 0.00
Current Transactions 591.86

Total Balance Due \$591.86
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2903 GARDINER LANE RECLAIM**

Bill Number: 24672499

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	5/6/2026	239	6/4/2026	242	29	3

Usage History

Reclaimed

June 2026	3
May 2026	4
April 2026	4
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

Transactions

Previous Bill	4.04
Payment 06/05/26	-4.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01 3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03

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

Total Balance Due	\$3.03
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Service Address: **35301 SUNFLOWER HILL DR 1 INCH RECLAIM**
Bill Number: 24672497
Billing Date: 6/18/2026
Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	5/6/2026	190	6/4/2026	193	29	3

Usage History

Reclaimed

June 2026 3
May 2026 3
April 2026 4
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

Transactions

Previous Bill	3.03
Payment 06/05/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01 3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03

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

Total Balance Due \$3.03
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 24672496

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	5/6/2026	11438	6/4/2026	11934	29	496

Usage History

Reclaimed

June 2026	496
May 2026	345
April 2026	197
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

Transactions

Previous Bill	348.45
Payment 06/05/26	-348.45 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	496 Thousand Gals X \$1.01 500.96
Total Current Transactions	500.96
TOTAL BALANCE DUE	\$500.96

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JUN 22 2026

Account #	1200710
Customer #	01530465
Balance Forward	0.00
Current Transactions	500.96

Total Balance Due	\$500.96
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 24672493

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	5/6/2026	769	6/4/2026	781	29	12

Usage History

Reclaimed

June 2026	12
May 2026	12
April 2026	20
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

Transactions

Previous Bill	12.12
Payment 06/05/26	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01 12.12
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$12.12

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Account #	1200690
Customer #	01530465
Balance Forward	0.00
Current Transactions	12.12

Total Balance Due	\$12.12
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 24672492

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	5/6/2026	1582	6/4/2026	1639	29	57

Usage History

Reclaimed

June 2026	57
May 2026	31
April 2026	58
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

Transactions

Previous Bill	31.31
Payment 06/05/26	-31.31 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	57 Thousand Gals X \$1.01 57.57
Total Current Transactions	57.57
TOTAL BALANCE DUE	\$57.57

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Account # 1200660
Customer # 01530465
Balance Forward 0.00
Current Transactions 57.57

Total Balance Due \$57.57
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 24672491

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	5/6/2026	451	6/4/2026	452	29	1

Usage History

Reclaimed

June 2026
May 2026
April 2026
March 2026
February 2026
January 2026
December 2025
November 2025
October 2025
September 2025
August 2025
July 2025

1
2
3
5
3
4
3
4
3
4
3
5

Transactions

Previous Bill	2.02
Payment 06/05/26	-2.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1 Thousand Gals X \$1.01
Total Current Transactions	1.01
TOTAL BALANCE DUE	\$1.01

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JUN 22 2026

Account #	1200655
Customer #	01530465
Balance Forward	0.00
Current Transactions	1.01
Total Balance Due	\$1.01
Due Date	7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34643 KIRCHER DR RECLAIM**

Bill Number: 24672490

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199315	5/6/2026	32	6/4/2026	33	29	1

Usage History

Reclaimed

June 2026
May 2026
April 2026
March 2026
February 2026
January 2026
December 2025
November 2025
October 2025
September 2025
August 2025
July 2025

1
0
1
0
1
0
1
0
1
0
1
1

Transactions

Current Transactions

Reclaimed

Reclaimed

1 Thousand Gals X \$1.01

1.01

Total Current Transactions

1.01

TOTAL BALANCE DUE

\$1.01

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Account # 1200650

Customer # 01530465

Balance Forward 0.00

Current Transactions 1.01

Total Balance Due \$1.01

Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 24672489

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	5/6/2026	733	6/4/2026	737	29	4

Usage History

Reclaimed

June 2026	4
May 2026	5
April 2026	0
March 2026	0
February 2026	4
January 2026	7
December 2025	5
November 2025	6
October 2025	6
September 2025	5
August 2025	7
July 2025	11

Transactions

Previous Bill	5.05
Payment 06/05/26	-5.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	4 Thousand Gals X \$1.01 4.04
Total Current Transactions	4.04
TOTAL BALANCE DUE	\$4.04

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

Total Balance Due \$4.04
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 24672488

Billing Date: 6/18/2026

Billing Period: 5/6/2026 to 6/4/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	5/6/2026	1519	6/4/2026	1838	29	119

Usage History

Reclaimed

June 2026	119
May 2026	38
April 2026	20
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

Transactions

Previous Bill	38.38
Payment 06/05/26	-38.38 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	119 Thousand Gals X \$1.01 120.19
Total Current Transactions	120.19
TOTAL BALANCE DUE	\$120.19

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Account # 1200560
Customer # 01530465
Balance Forward 0.00
Current Transactions 120.19

Total Balance Due \$120.19
Due Date 7/6/2026

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

The Total Due will be electronically transferred on 07/06/2026.

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

Bill Date **06/10/2026**
Amount Due **40.72**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	06/05	05/07	88	93			5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	0
May 2026	29	0
Jun 2025	30	0

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



2 0 1 5 8 4 8 9

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

Previous Balance **40.81**
Payment **40.81CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5 KWH @ 0.06090 **0.30**
Fuel Adjustment 5 KWH @ 0.04700 **0.24**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.72**
Total Due **40.72** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 06/26/2026.

**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: **06/10/2026**

Use above space for address change ONLY.

District: **OP07**

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

OP07

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 40.72
DO NOT PAY

**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 **06/10/2026**
Amount Due **40.83**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07			70	06/05	76				6

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	0
May 2026	29	0
Jun 2025	30	0

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



2 0 1 5 8 4 8 9

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Previous Balance 40.81
Payment 40.81CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.06090 0.37
Fuel Adjustment 6 KWH @ 0.04700 0.28
FL Gross Receipts Tax 1.02

Total Current Charges 40.83
Total Due E.F.T. 40.83

DO NOT PAY

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
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Bill Date: 06/10/2026

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District: OP07

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

OP07

Electronic Funds Transfer on or after 06/26/2026
TOTAL CHARGES DUE 40.83
DO NOT PAY

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/10/2026**
Amount Due **40.49**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE									
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used		
05/07	66	06/05	69				3		

Comparative Usage Information

Period	Days	Average kWh
Jun 2026	29	0
May 2026	29	0
Jun 2025	30	0

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



2 0 1 5 8 4 8 9

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Previous Balance **40.59**
Payment **40.59CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3 KWH @ 0.06090 **0.18**
Fuel Adjustment 3 KWH @ 0.04700 **0.14**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.49**
Total Due **40.49** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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Bill Date: **06/10/2026**

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District: OP07

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

OP07

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 40.49
DO NOT PAY

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	06/10/2026
Amount Due	40.83
Current Charges Due	07/07/2026

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/07	29314	06/05	29320				6

Comparative Usage Information
Average kWh

<u>Period</u>	<u>Days</u>	<u>Per Day</u>
Jun 2026	29	0
May 2026	29	0
Jun 2025	30	0

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



2 0 1 5 8 4 8 9

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Previous Balance		40.81
Payment	40.81CR	
Balance Forward		0.00

Customer Charge	39.16
Energy Charge 6 KWH @ 0.06090	0.37
Fuel Adjustment 6 KWH @ 0.04700	0.28
FL Gross Receipts Tax	1.02

Total Current Charges		40.83
Total Due	E.F.T.	40.83

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

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Bill Date: 06/10/2026

District: OP07

Use above space for address change ONLY.

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

OP07

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	40.83
DO NOT PAY	

**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 **06/10/2026**
Amount Due **555.75**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	06/05	05/07	5481	10140			4659

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	161
May 2026	29	132
Jun 2025	30	169

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



2 0 1 5 8 4 8 9

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Previous Balance **451.25**
Payment **451.25CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 4,659 KWH @ 0.06090 **283.73**
Fuel Adjustment 4,659 KWH @ 0.04700 **218.97**
FL Gross Receipts Tax **13.89**

Total Current Charges **555.75**
Total Due **555.75** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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Bill Date: **06/10/2026**

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 555.75
DO NOT PAY

**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 **06/10/2026**
Amount Due **555.09**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07			3494				4653
		06/05	8147				

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	160
May 2026	29	153
Jun 2025	30	185

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



2 0 1 5 8 4 8 9

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Previous Balance 516.39
Payment 516.39CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4,653 KWH @ 0.06090 283.37
Fuel Adjustment 4,653 KWH @ 0.04700 218.69
FL Gross Receipts Tax 13.87

Total Current Charges 555.09
Total Due E.F.T. 555.09

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

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

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Bill Date: 06/10/2026

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after 06/26/2026
TOTAL CHARGES DUE 555.09
DO NOT PAY

**WITHLACOCHEE 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 **06/10/2026**
Amount Due **43.93**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	1370	06/05	1404				34

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	1
May 2026	29	1
Jun 2025	30	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.



2 0 1 5 8 4 8 9

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Previous Balance **43.81**
Payment **43.81CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 34 KWH @ 0.06090 **2.07**
Fuel Adjustment 34 KWH @ 0.04700 **1.60**
FL Gross Receipts Tax **1.10**

Total Current Charges **43.93**
Total Due **43.93** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

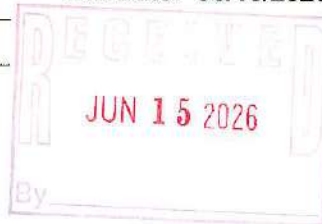
**WITHLACOCHEE RIVER ELECTRIC
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Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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See Reverse Side For Mailing Instructions

Bill Date: **06/10/2026**



Use above space for address change ONLY.

District: OP07



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

OP07

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 43.93
DO NOT PAY

**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 **06/10/2026**
Amount Due **48.80**
Current Charges Due **07/07/2026**

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**

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	3
May 2026	29	3
Jun 2025	30	2

**BILLS ARE DUE
WHEN RENDERED**
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less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



2 0 1 5 8 4 8 9

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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	1922	06/05	2000				78

Previous Balance **49.07**
Payment **49.07CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 78 KWH @ 0.06090 **4.75**
Fuel Adjustment 78 KWH @ 0.04700 **3.67**
FL Gross Receipts Tax **1.22**

Total Current Charges **48.80**
Total Due **E.F.T. 48.80**

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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See Reverse Side For Mailing Instructions

Bill Date: 06/10/2026

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	48.80
DO NOT PAY	

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/10/2026**
Amount Due **40.72**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07			131				5
		06/05	136				

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	0
May 2026	29	0
Jun 2025	30	0

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



2 0 1 5 8 4 8 9

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Previous Balance 40.70
Payment 40.70CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5 KWH @ 0.06090 0.30
Fuel Adjustment 5 KWH @ 0.04700 0.24
FL Gross Receipts Tax 1.02

Total Current Charges 40.72
Total Due E.F.T. 40.72

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
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See Reverse Side For Mailing Instructions

Bill Date: 06/10/2026

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after 06/26/2026
TOTAL CHARGES DUE 40.72
DO NOT PAY

**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 **06/10/2026**
Amount Due **40.83**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	0
May 2026	29	0
Jun 2025	30	0

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



2 0 1 5 8 4 8 9

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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/07	173	06/05	179				6

Previous Balance **40.81**
Payment **40.81CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6 KWH @ 0.06090 **0.37**
Fuel Adjustment 6 KWH @ 0.04700 **0.28**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.83**
Total Due **E.F.T. 40.83**

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**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: 06/10/2026

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District: OP07

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

OP07

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 40.83
DO NOT PAY

**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 **06/10/2026**
Amount Due **4,460.53**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

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.



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Previous Balance **4,449.87**
Payment **4,449.87CR**
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 @ 0.04700	150.40
Poles(QTY 128)	1,536.00
FL Gross Receipts Tax	6.77

Total Current Charges	4,460.53
Total Due	E.F.T. 4,460.53

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**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: 06/10/2026

Use above space for address change ONLY.

District: OP07

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

OP07

Electronic Funds Transfer on or after	06/26/2026
TOTAL CHARGES DUE	4,460.53
DO NOT PAY	

**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 **06/10/2026**
Amount Due **4,053.21**
Current Charges Due **07/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Average kWh
Period Days Per Day

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



2 0 1 5 8 4 8 9

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

Previous Balance 4,043.46
Payment 4,043.46CR
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 @ 0.04700 137.48
Poles (QTY 115) 1,380.00
FL Gross Receipts Tax 6.19

Total Current Charges 4,053.21
Total Due E.F.T. 4,053.21

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHEE RIVER ELECTRIC
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P.O. Box 278 • Dade City, Florida 33526-0278

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

OP07

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	4,053.21
DO NOT PAY	

Attendance Confirmation

for
BOARD OF SUPERVISORS

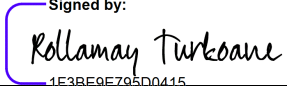
District Name: Two Rivers North

Board Meeting Date: June 16, 2026

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

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

Approved for payment:

Signed by:

1E3BE9E795D0415
District Manager Signature

6/18/2026
Date

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

REVISED 6/18/2026 12:50

Attendance Confirmation

for
BOARD OF SUPERVISORS

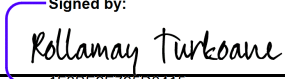
District Name: Two Rivers North CDD

Board Meeting Date: June 16, 2026

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

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

Approved for payment:

Signed by:

1F-3BE9E795D0415
District Manager Signature

6/16/2026

Date

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

REVISED 6/16/2026 16:14

Attendance Confirmation

for
BOARD OF SUPERVISORS

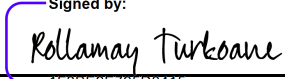
District Name: Two Rivers North CDD

Board Meeting Date: June 16, 2026

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3	Nick Dister	x	\$200.00

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1F-3BE9F795D0415
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6/16/2026

Date

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REVISED 6/16/2026 16:14

Attendance Confirmation

for
BOARD OF SUPERVISORS

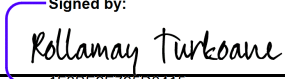
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Attendance Confirmation
for
BOARD OF SUPERVISORS

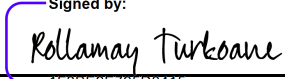
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Date

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REVISED 6/16/2026 16:14

Attendance Confirmation

for
BOARD OF SUPERVISORS

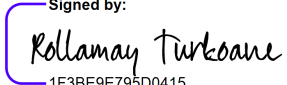
District Name: Two Rivers North

Board Meeting Date: June 16, 2026

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4 Thomas Spence	x	\$200.00
5 Angie Grunwald	x	\$200.00

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

Approved for payment:

Signed by:

1E3BE9E795D0415
District Manager Signature

6/18/2026
Date

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

REVISED 6/18/2026 12:50

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	6/29/2026	000824	\$3,750.00			Commercial Pool Services 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2026	179465	\$7,272.12			Landscape Maintenance A1 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2026	179465	\$218.16	\$7,490.28		A1 Fuel Surcharge 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2026	179041	\$7,093.84			Landscape Maintenance Childers 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2026	179466	\$17,810.89			Landscape Maintenance A2 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2026	179466	\$534.33	\$18,345.22		A2 Fuel Surcharge 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/1/2026	179040	\$6,884.80		\$39,814.14	Landscape Maintenance Northwater 07/26
INFRAMARK LLC	7/6/2026	183761	\$1,000.00			Accounting Services 07/26
INFRAMARK LLC	7/6/2026	183761	\$458.33			Administration 07/26
INFRAMARK LLC	7/6/2026	183761	\$416.67			Assessment Roll 07/26
INFRAMARK LLC	7/6/2026	183761	\$416.67			Dissemination Services 07/26
INFRAMARK LLC	7/6/2026	183761	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	7/6/2026	183761	\$2,666.67			Field Management 07/26
INFRAMARK LLC	7/6/2026	183761	\$7,295.83			Onsite Services - Jesenia Perez 07/26
INFRAMARK LLC	7/6/2026	183761	\$375.00			Recording Secretary 07/26
INFRAMARK LLC	7/6/2026	183761	\$100.00			Rentals & Leases 07/26
INFRAMARK LLC	7/6/2026	183761	\$100.00			Technology/Data Storage 07/26
INFRAMARK LLC	7/6/2026	183761	\$200.00	\$15,112.50	\$15,112.50	Website Maintenance/Admin 07/26
JAYMAN ENTERPRISES	7/1/2026	4626	\$350.00			Dog Station & Trash Can Maintenance - Childers 06/26
JAYMAN ENTERPRISES	7/1/2026	4626	\$1,375.00	\$1,725.00		Janitorial Maintenance - Childers 06/26
JAYMAN ENTERPRISES	7/1/2026	4627	\$1,375.00			Monthly Janitorial Maintenance - Northwater 06/26
JAYMAN ENTERPRISES	7/1/2026	4627	\$400.00	\$1,775.00	\$3,500.00	Northwater Dog Station & Trash Can Maintenance 06/26
KINGS POWER WASHING SERVICE	6/5/2026	1251	\$725.00			Pool Deck Cleaning 06/26
SIGNAL 88, LLC	5/31/2026	US_171039	\$279.04			Security Officer - Summer Pool Watch - Childers 05/31/26
SIGNAL 88, LLC	7/1/2026	US 186738	\$2,371.84			Dedicated Security Officer - Summer Pool Watch 07/01/26-07/31/26

TWO RIVERS NORTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SIGNAL 88, LLC	7/17/2026	US 190417	\$837.12			Dedicated Security Officer - Childers 06/01/26-06/30/26
SIGNAL 88, LLC	7/17/2026	US 190418	\$837.12			Dedicated Security Officer - Northwater 06/01/26-06/30/26
SIGNAL 88, LLC	7/24/2026	US 190981	\$1,116.16			Dedicated Security Officer - Childers 06/15/26-06/30/26
SIGNAL 88, LLC	7/24/2026	US 190980	\$1,116.16		\$6,557.44	Dedicated Security Officer - Northwater 06/15/26-06/30/26
SITEX AQUATICS	7/1/2026	11268-B	\$2,935.00			Monthly Lake Maintenance - 25 Waterways 07/26
SITEX AQUATICS	7/1/2026	11268-B	\$75.00		\$3,010.00	Monthly Drone Reports 07/26
TRULY NOLEN BRANCH 059	7/22/2026	590317845	\$89.00			Pest Control - Widewater 07/26
TRULY NOLEN BRANCH 059	7/22/2026	590318077	\$89.00		\$178.00	Pest Control - Lanier 07/26
WEISER SECURITY SERVICES INC	7/9/2026	1274679	\$67.50			Weekly Billing 06/26/2026-07/07/2026 - Widewater Cyber
WEISER SECURITY SERVICES INC	7/9/2026	1274678	\$67.50			Weekly Billing 06/26/2026-07/07/2026 - Lanier - Cyber
WEISER SECURITY SERVICES INC	7/16/2026	1275525	\$67.50			Weekly Billing 07/03/2026-07/09/2026 - Lanier - Cyber
WEISER SECURITY SERVICES INC	7/16/2026	1275526	\$67.50			Weekly Billing - 07/03/2026-07/09/2026 - Widewater Cyber
WEISER SECURITY SERVICES INC	7/23/2026	1276346	\$67.50			Weekly Billing - 07/10/2026-07/16/2026 - Lanier - Cyber
WEISER SECURITY SERVICES INC	7/23/2026	1276347	\$67.50		\$405.00	Weekly Billing - 07/10/2026-07/16/2026 - Widewater Cyber
Monthly Contract Subtotal			\$73,052.08			
Variable Contract						
COASTAL FENCE SERVICES, LLC	7/8/2026	139	\$2,705.00			Gate Repairs - Pool & Playground Entrance, Main Entrance 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/10/2026	180646	\$315.15			Tree Replacement - Amenity Center 07/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	7/23/2026	181420	\$8,066.81		\$8,381.96	A1 Durand Court - Sod Replacement 07/26
STRALEY ROBIN VERICKER	7/14/2026	28676	\$2,883.00			Legal Counsel 06/26
TRUIST - CC	7/9/2026	070926-1013	\$102.11			07/01/26 - The Home Depot - Gong Brush, Carpet Stain Remover, Wet/Dry Vacuum
TRUIST - CC	7/9/2026	070926-1013	\$447.50			07/01/26 - Gonzalez-Fuentes Services, LLC - Special Event on 07/23/26

TWO RIVERS NORTH CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TRUIST - CC	7/9/2026	070926-1013	\$123.00	\$672.61	\$672.61	07/06/26 - The Home Depot - Grip Mulch Glue & Extension Cord
Variable Contract Subtotal			\$14,642.57			
Utilities						
CHARTER COMMUNICATIONS	6/24/2026	1665027062426-ACH	\$114.68			1990 Lanier Road Voice & Internet Services 06/24/26-07/23/26
CHARTER COMMUNICATIONS	7/7/2026	1669019070726-ACH	\$110.11		\$224.79	2689 Widewater Way Construction Trailer Internet & Voice 07/07/26-08/06/26
NEXTERA ENERGY	6/29/2026	36250983	\$5.00			2689 Widewater Way Gas 05/21/26-06/17/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847854-ACH	\$405.44			South of Chancey Road and Diana Drive 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847613-ACH	\$13.13			35576 Lockman Way Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847612-ACH	\$6.06			2903 Gardiner Lane Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847608-ACH	\$393.90			2574 Widewater Way 2 Inch Reclaim 2 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847606-ACH	\$13.13			2556 Birney Run 1.5 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847605-ACH	\$57.57			34959 Kircher Drive Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847607-ACH	\$23.23			35820 Sunflower Hill Drive 1 Inch Reclaim 1 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847601-ACH	\$3.03			35131 Ackley Trace Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847602-ACH	\$6.06			35233 Gravelly Drive Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847856-ACH	\$736.26			1990 Lanier Road, Amenity Center 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24849695-ACH	\$181.80			35738 Lockman Way Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24848636-ACH	\$46.46			1920 Webbstone Way 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847610-ACH	\$6.06			35301 Sunflower Hill Drive 1 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847604-ACH	\$2.02			34846 Kircher Drive Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847600-ACH	\$103.02			2008 Lanier Road Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847611-ACH	\$10.10			35370 Sunflower Hill Drive 1 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES SERVICE	7/21/2026	24847599-ACH	\$523.18		\$2,530.45	2471 Childers Way 1.5 Inch Reclaim 06/04/26-07/06/26
SPARK ENERGY GAS LLC	6/24/2026	062426-25519297	\$3,505.80			1990 Lanier Road - Gas 11/18/25-06/17/26
TECO TAMPA ELECTRIC	7/22/2026	072226-26184-ACH	\$116.00			1990 Lanier Road, Amenities Gas 06/18/26-07/21/26

TWO RIVERS NORTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO TAMPA ELECTRIC	7/22/2026	072226-19981-ACH	\$63.00		\$179.00	2689 Widewater Way Gas 06/18/26-07/21/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2288834-ACH	\$4,470.38			Public Lighting 07/13/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2288838-ACH	\$4,062.21			Public Lighting 07/13/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2296250-ACH	\$692.14			1990 Lanier Road, Amenity Center 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2277327-ACH	\$44.26			2455 Childers Way. Entry Sign 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2277332-ACH	\$49.95			2499 Widewater Way Panel S1 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2277333-ACH	\$40.73			2556 Birney Run, Panel Ir1 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2277341-ACH	\$40.96			2574 Widewater Way, Panel Ir2 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2332690-ACH	\$40.96			35570 Lockman Way, Irrigation Control 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2332691-ACH	\$880.83			2689 Widewater Way, Amenity Center 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2338828-ACH	\$40.96			2512 Lanier Road 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2338832-ACH	\$40.85			35251 Gravelly Drive, Irrigation 1 06/05/26-07/08/26
WITHLACOOCHEE RIVER ELECTRIC	7/13/2026	071326-2332688-ACH	\$40.61		\$10,444.84	35370 Sunflower Hill Drive, Irrigation Control 06/05/26-07/08/26
Utilities Subtotal			\$16,889.88			
Regular Services						
BUSINESS OBSERVER	7/24/2026	26-01764P	\$70.00			Legal Advertising #26-01764P - Notice of Public Hearing
US BANK	6/25/2026	8229429	\$1,346.88			Trustee Fees S2022 06/01/2026-05/31/2027
US BANK	6/25/2026	8229429	\$2,693.75	\$4,040.63	\$4,040.63	Trustee Fees S2022 06/01/2026-05/31/2027
WEISER SECURITY SERVICES INC	7/2/2026	1273242	\$67.50			Weekly Billing 06/19/2026-06/25/2026 - Widewater Cyber - Cyber Hours - Cyber
WEISER SECURITY SERVICES INC	7/2/2026	1273241	\$67.50		\$135.00	Weekly Billing 06/19/2026-06/25/2026 - Lanier - Cyber Hours - Cyber
Regular Services Subtotal			\$4,245.63			

TWO RIVERS NORTH CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/30/2026	180091	\$1,667.49			Mulch Install on Center Island at Entrance 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/30/2026	180089	\$994.25			Replace Oak Tree 06/26
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/30/2026	180090	\$1,667.49		\$4,329.23	Mulch - Center Island - A1 - Durand Court 06/26
SITEX AQUATICS	7/1/2026	11268-B	\$90.30			Temporary Fuel Surcharge 07/26
Additional Services Subtotal			\$4,419.53			
TOTAL			\$113,249.69			



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

Invoice #000824

Issue date
Jun 29, 2026

Invoice #000824

Customer	Invoice Details	Payment
Two Rivers North CDD A1 and A2 InframarkCMS@payableslockbox.com (813) 873-7300 2005 Pan Am Circle Ste 300 Tampa , Florida 33607	PDF created June 29, 2026 \$3,750.00	Due June 29, 2026 \$3,750.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool,Service for - (06/29/2026 - 08/02/2026)</i> <i>Two Rivers North A1 Childers</i> <i>1990 Lanier Road</i> <i>Zephyrhills, FL 33541</i> <i>Pool service for - (06/29/2026 - 08/02/2026)</i> <i>Two Rivers North A2 North-water</i> <i>2689 Widewater Way</i> <i>Zephyrhills, FL 33541</i>	1	\$3,750.00	\$3,750.00
Subtotal			\$3,750.00

Total Due

\$3,750.00



Pay online

To pay your invoice go to <https://squareup.com/u/1F1IQJDG>
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: #179465

July 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

Two Rivers North CDD A1 Contract (2026)
 Estimate # 150463

Invoice Date

7/1/2026

Date Due

8/15/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150463 - Two Rivers North CDD A1 Contract (2026)				\$7,272.12
LCR003: General Maintenance				\$4,450.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$140.64
LCR003: Additional Amenity Center Services Start 5/31/24				\$1,621.96
Shell Path Increased Services - Start 1/1/26				\$1,059.43
Fuel Surcharge				\$218.16

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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

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

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

Subtotal \$7,490.28

Sales Tax \$0.00

Total \$7,490.28

Credits/Payments (\$0.00)

Balance Due \$7,490.28

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- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

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



Invoice: #179041
July 2026

Customer

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

Property / Project Address

Two Rivers North CDD - Childers
, FL

Tampa, FL 33604

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers North CDD - Childers Contract (2026) Estimate # 150467	7/1/2026	8/15/2026	Net 45	

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#150467 - 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
rhonda.culotta@down2earthinc.com
(904) 780-2257

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

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



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Print Name / Title

Print Name / Title

Date

Date

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Down to Earth Landscape & Irrigation

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



Invoice: #179466

July 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

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

Project/Job

Two Rivers North CDD A2 Contract (2026)
 Estimate # 150461

Invoice Date

7/1/2026

Date Due

8/15/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150461 - Two Rivers North CDD A2 Contract (2026)				\$17,810.89
LCR003: General Maintenance				\$4,569.09
LCR003: Quarterly Soil Samples / Fert - Start 5/1/24				\$192.84
LCR003: A2 Amenity Addendum - Start 12/4/24				\$5,010.89
LCR003: Shell Paths Addendum - Start 12/4/24				\$588.82
LCR003: Common Areas - Start 1/1/25				\$7,449.25
Fuel Surcharge				\$534.33

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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

Subtotal \$18,345.22

Sales Tax \$0.00

Total \$18,345.22

Credits/Payments (\$0.00)

Balance Due \$18,345.22

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



Invoice: #179040

July 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

Two Rivers North CDD - Northwater Contract (2026)
 Estimate # 150466

Invoice Date

7/1/2026

Date Due

8/15/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150466 - 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

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rhonda.culotta@down2earthinc.com
 (904) 780-2257

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Subtotal \$6,884.80

Sales Tax \$0.00

Total \$6,884.80

Credits/Payments (\$0.00)

Balance Due \$6,884.80



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Print Name / Title

Print Name / Title

Date

Date

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We are here for you. Let us help you Weather the Storm.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

183761

CUSTOMER ID

C2410

PO#

INVOICE

DATE

7/6/2026

NET TERMS

Due On Receipt

DUE DATE

7/6/2026

BILL TO

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

Services provided for the Month of: July 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	2,666.67		2,666.67
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					15,112.50

Subtotal

\$15,112.50

Tax

\$0.00

Total Due

\$15,112.50

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/1/2026	4626

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
	June 2026 Monthly janitorial maintenance	1,375.00	1,375.00
	Dog station and trash can maintenance	350.00	350.00
All work is complete!		Total	\$1,725.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/1/2026	4627

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
	June 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

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

Invoice 1251



BILL TO Northwater At Two Rivers Two Rivers North (Northwater) c/o 2005 Pan Am Cir, Ste. 300 Tampa, FL 33607	DATE 06/05/2026	PLEASE PAY \$725.00	DUE DATE 07/05/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool deck cleaning	Pool furniture will be moved, and the surface will be pre-treated with 1% sodium hypochlorite and surfactant solution, surface cleaned, and post-treated with a 1% sodium hypochlorite and surfactant solution. The entirety of the pool deck will be cleaned.		725.00	725.00

Please note that \$200 was taken off because we did not clean under the covered area.	SUBTOTAL	725.00
Pool furniture was cleaned of debris and bird droppings.	TAX	0.00
Area around trashcan was cleaned.	TOTAL	725.00

TOTAL DUE	\$725.00
-----------	----------

THANK YOU.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Childers at Two Rivers North CDD

1990 Lanier Road
Tampa, FL 33541

INVOICE

Invoice Number: US_171039
Invoice Date: 2026-05-31
Due Date: 2026-06-15
Terms: NET15
Customer ID: 214359
Customer PO:

Amount Due: \$279.04

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2026-05-31- 2026-05-31	Dedicated Security Officer - Summer Pool Watch: : Service Location: Childers at Two Rivers North CDD	8	\$34.88	\$279.04

Subtotal	\$279.04
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$279.04

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Childers at Two Rivers North CDD

1990 Lanier Road
Tampa, FL 33541

INVOICE

Invoice Number: US_186738
Invoice Date: 2026-07-01
Due Date: 2026-07-16
Terms: NET15
Customer ID: 214359
Customer PO:

Amount Due: \$2,371.84

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2026-07-01- 2026-07-31	Dedicated Security Officer - Summer Pool Watch - Holiday: : Service Location: Childers at Two Rivers North CDD	8	\$52.32	\$418.56
2026-07-01- 2026-07-31	Dedicated Security Officer - Summer Pool Watch: : Service Location: Childers at Two Rivers North CDD	56	\$34.88	\$1,953.28

Subtotal	\$2,371.84
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$2,371.84

EFT Remittance: American National Bank: 104000854 Account 320166747

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PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Two Rivers North CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_190417
Invoice Date: 2026-07-17
Due Date: 2026-08-01
Terms: NET15
Customer ID: 214359
Customer PO:

Amount Due: \$837.12

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2026-06-01- 2026-06-30	Dedicated Security Officer - : : Service Location: Childers at Two Rivers North CDD	24	\$34.88	\$837.12

Subtotal	\$837.12
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$837.12

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Two Rivers North CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_190418
Invoice Date: 2026-07-17
Due Date: 2026-08-01
Terms: NET15
Customer ID: 214358
Customer PO:

Amount Due: \$837.12

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2026-06-01- 2026-06-30	Dedicated Security Officer - : : Service Location: Northwater at Two Rivers CDD	24	\$34.88	\$837.12

Subtotal	\$837.12
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$837.12

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
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Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Two Rivers North CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_190981
Invoice Date: 07-24-2026
Due Date: 08-08-2026
Terms: NET15
Customer ID: 214359
Customer PO:

Amount Due: \$1,116.16

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
06-15-2026- 06-30-2026	Dedicated Security Officer - : : Service Location: Childers at Two Rivers North CDD	32	\$34.88	\$1,116.16

Subtotal	\$1,116.16
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$1,116.16

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Two Rivers North CDD

2005 Pan Am Circle
Tampa, FL 33607

INVOICE

Invoice Number: US_190980
Invoice Date: 07-24-2026
Due Date: 08-08-2026
Terms: NET15
Customer ID: 214358
Customer PO:

Amount Due: \$1,116.16

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
06-15-2026- 06-30-2026	Dedicated Security Officer - : : Service Location: Northwater at Two Rivers CDD	32	\$34.88	\$1,116.16

Subtotal	\$1,116.16
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) PASCO FL COUNTY TAX (1)	\$0.00
Total	\$1,116.16

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

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, FI 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11268-b	07/01/2026	\$3,100.30	07/31/2026	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Monthly Lake Maintenance 25 - Waterways-Twice a month	1	2,935.00	2,935.00
	Additional Services	Drone Reports	1	75.00	75.00
	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 #: 590317845

WORK DATE: 07/22/2026

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: 07/22/2026 02:05:00 PM

Time Out: 07/22/2026 02:39:00 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
		Temporary Fuel Surcharge	1.00	4.00
Subtotal				89.00
Tax				0.00
Total Due:				89.00

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

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

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend PolyZone - ENVU		101563-143	4.7500%	0.0093	Deltamethrin	1.0000 Fluid Ounce	0.0020 Fluid Ounce
Target Pests: Ants, Beetle, Box Elder Bugs, Cockroaches, Cricket, Earwigs, Flies, Mosquito, Moths, Pill Bug, Silverfish, Spider							

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 #: 590318077

WORK DATE: 07/22/2026

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

Time In: 07/22/2026 02:48:00 PM
Time Out: 07/22/2026 03:08:00 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
		Temporary Fuel Surcharge	1.00	4.00
Subtotal				89.00
Tax				0.00
Total Due:				89.00

TECHNICIANS

Sherwin Parker

License #:
FL - JE363017

GENERAL COMMENTS / INSTRUCTIONS

Thank you for having Truly Nolen services. I appreciated the exterior and interior perimeter with liquid treatment for precautionary and preventer purposes. 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
Suspend PolyZone - ENVU		101563-143	4.7500%	0.0093	Deltamethrin	1.0000 Fluid Ounce	0.0020 Fluid Ounce
Target Pests: Ants, Beetle, Box Elder Bugs, Cockroaches, Cricket, Earwigs, Flies, Millipede, Mosquito, Moths, Silverfish, Spider							

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.



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1274679
DATE	07/09/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/26/2026 - 7/2/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1274679
Invoice Date	07/09/26
Amount Due	\$67.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1274678
DATE	07/09/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/26/2026 - 7/2/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1274678
Invoice Date	07/09/26
Amount Due	\$67.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1275525
DATE	07/16/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 7/3/2026 - 7/9/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1275525
Invoice Date	07/16/26
Amount Due	\$67.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1275526
DATE	07/16/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 7/3/2026 - 7/9/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1275526
Invoice Date	07/16/26
Amount Due	\$67.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1276346
DATE	07/23/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 7/10/2026 - 7/16/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1276346
Invoice Date	07/23/26
Amount Due	\$67.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1276347
DATE	07/23/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 7/10/2026 - 7/16/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1276347
Invoice Date	07/23/26
Amount Due	\$67.50
Amount Remitted	



INVOICE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

BILL TO
Two Rivers North CDD (Childers & Northwater)
Jessy Perez

352 467-8439
inframarkcms@payableslockbox.com

Invoice Number: 139
P.O./S.O. Number: Northwater pool area and playground
Invoice Date: July 8, 2026
Payment Due: July 8, 2026
Amount Due (USD): **\$2,705.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Gate Repair Existing Gates at the pool and Playground entrance wire mesh is a non welded and people are just pushing aside and able to reaching inside and open from outside without a key fob Solution is replacing the wire mesh with a solid expanded metal	2	\$545.00	\$1,090.00
Gate Repair Existing gates between pool area and playground don't have a safety child latch or magnetic safety closure and what is now any kid can access from the playground to the pool this can be a very dangerous problem for a family's Solution is adding a safety child latch on those 3 gates	3	\$180.00	\$540.00
Gate Repair Double Swing wood gates at the main entrance are hitting each other on the top and preventing to close because the wood frame is loose and not latching Solution is removing the gate and reinforcing with lug bolt and screws also glue the wood at joints spots	2	\$275.00	\$550.00
Gate Repair Gates between pool and playground has the wire mesh damaged and needs to be changed with a expanded metal sheet or just repair , this is only for repairing	3	\$175.00	\$525.00



INVOICE

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Items	Quantity	Price	Amount
If doing the same as the front entrance replacing with expanded sheet metal for the 3 gates will be extra \$750			

Total: \$2,705.00

Amount Due (USD): \$2,705.00

[Pay Securely Online](#)



link.waveapps.com/fjcyq8-8p43rk

Notes / Terms

To schedule and start the process with the job we need a 50% deposit

Down to Earth Landscape & Irrigation

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



Invoice: #180646

July 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

tree replacement at amenity center
 Estimate # 151827

Invoice Date

7/10/2026

Date Due

7/25/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#151827 - tree replacement at amenity center				\$315.15

per mine and Arturo convo last weed north water amenity



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

LCE025: Tree/Plant Installation**\$315.15**

Site Prep, Removal, & Disposal (E) (Labor)

\$195.00

Gardenia "Miami Supreme" (Material)

7 Gallon Plant

1.00

\$120.15

\$120.15

Billing Questions
rhonda.culotta@down2earthinc.com

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is

Subtotal

\$315.15

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://down2earthinc.com/terms-and-conditions/>.

(904) 780-2257

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

no fee for ACH payments, and a **3% processing fee** for credit card payments.

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

Sales Tax \$0.00

Total **\$315.15**

Credits/Payments (\$0.00)

Balance Due **\$315.15**

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

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



Invoice: #181420
July 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

Sod Replacement
Estimate # 147809

Invoice Date

7/23/2026

Date Due

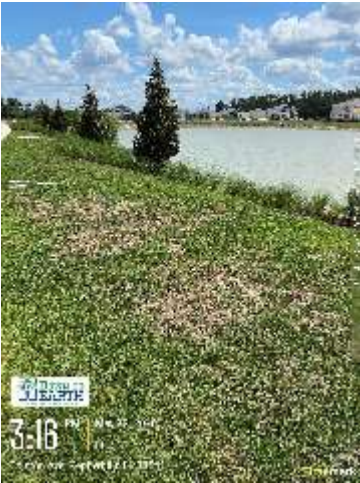
8/7/2026

Terms

Net 15

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#147809 - Sod Replacement				\$8,066.81





Pocket park Ackley Trace 450 square feet floritam between sidewalk and roadway

Pocket park Ackley Trace 1200 square feet of Bahia in park area - (area is non irrigated)

Amenity Center near 2575 Leona Ln - 200 square feet of floritam near electric box

zoysia sod at Amenity center - 400 square feet of zoysia in playground field area

Childers Way before Bracket bend - 600 square feet of floritam

300 square feet of floritam at exit to Hammock Ponds

1000 square feet of floritam along Colston between the entrance to Hammocks and the dead end

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

LCE025: Tree/Plant Installation				\$8,066.81
Bahia Sod installed (E) (Kit)	Square Foot	1200.00	\$1.67	\$1997.51
St. Augustine "Floritam" Sod installed (E) (Kit)	Square Foot	2550.00	\$1.99	\$5061.70
Zoysia Sod installed (E) (Kit)	Square Foot	400.00	\$2.52	\$1007.60

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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	\$8,066.81
Sales Tax	\$0.00
Total	\$8,066.81
Credits/Payments	(\$0.00)
Balance Due	\$8,066.81



256

5:05 PM

5:05

5:05 PM

5:05 PM



MySOUTH
FLORIDA

257

5:02

5:02 PM
5:02 PM

MySOUTH FLORIDA

MySOUTH
FLORIDA



COUNTDOWN
TO THE
MIDWINTER

258

5:00

PM

Mon. 12/25

Mid

Midwinter Party at the Ball

12/25 PM 12:00



WILSON
WILSON
WILSON

259

4:57

WILSON
WILSON
WILSON

7:57 PM



WILSON
JENSEN

260

4:56

WILSON
JENSEN

WILSON
JENSEN

WILSON
JENSEN



261

261

4:40

261

261



WISCONSIN
DEPTH

262

3:22 PM WED 7/27/21

Latitude: 43.07

100% WML



WISCONSIN
DEPTH

263

3:22 PM WED 7/27/21

Latitude: 43.00

100% WML



WILSON
JULY 16TH

264

3:16 PM Wed Jul 16

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1000000



WISCONSIN
DEPT. OF
NATURAL RESOURCES

265

3:16

PM - 10/10/2020

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Consent to this policy document is given by the user of the system.

All personal data is stored in a secure environment.

All personal data is stored in a secure environment. The user is responsible for the security of the data.

Consent to this policy document is given by the user of the system.

Consent to this policy document is given by the user of the system.

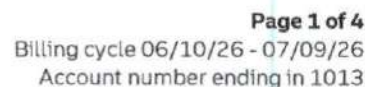
Consent to this policy document is given by the user of the system.

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Consent to this policy document is given by the user of the system.



Previous balance		\$208.06
Payments & other credits	-	\$220.14
Purchases & other charges	+	\$684.69
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$672.61

Credit limit	\$10,000.00
Available credit	\$9,327.39
Available for cash advance	\$0.00
Statement closing date	07/09/2026
Days in billing cycle	30

	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

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.

Tran date	Post date	Reference number	Transaction description	Amount
TWO RIVERS NORTH CMNTY DEV DISTRICT		Account number ending in 1013		Total: -\$208.06

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

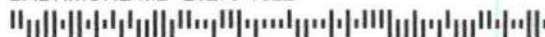


Account number ending in	1013
Statement closing date	07/09/26
New balance	\$672.61
Minimum payment due	\$20.00
Payment due Date	08/03/26
Amount enclosed	\$

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 33607-8008

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



##N0003654





TWO RIVERS NORTH CMNTY DEV DISTRICT

Business Visa

Page 3 of 4

Billing cycle 06/10/26 - 07/09/26

Account number ending in 1013

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
06/23	06/23	0626062305197894	PAYMENTS - THANK YOU	-\$208.06

Cardholder activity

Total cardholder new activity: \$672.61

Tran date	Post date	Reference number	Transaction description	Amount
JESENIA PEREZ		Account number ending in 6994		Total: \$672.61
07/01	07/03	24943016183010187234897	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$102.11
07/01	07/02	24692166182402023490865	SQ *GONZALEZ-FUENTES SERVgosq.com FL	\$447.50
07/06	07/08	24943016188010188436991	THE HOME DEPOT #8929 ZEPHYRHILLS FL	\$123.00
07/08	07/09	74692166189405638908666	Prime Video Channels amzn.com/billWA	-\$12.08
07/08	07/09	24692166189405594115228	Prime Video Channels amzn.com/billWA	\$12.08

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	22.74% (V)	0.06231% (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](https://www.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 00062 68593 07/01/26 08:42 AM
SALE SELF CHECKOUT

860013979966 BRUSHES <A>	7.97
HDX 8.5" GONG BRUSH	
079738000361 SPOT REMOVER <A>	7.48
FOLEX CARPET SPOT REMOVER 360Z	
648846024059 6 GAL VAC <A>	79.98
RIDGID NXT 6 GAL WET/DRY VAC	

SUBTOTAL	95.43
SALES TAX	6.68
TOTAL	\$102.11

XXXXXXXXXXXX6994 VISA
USD\$ 102.11
AUTH CODE 01918G/4622368 TA
AUTH MODE - ISSUER
Contactless
AID A00000000031010 VISA CREDIT

P.O.#/JOB NAME: INFRAMARK
8929 07/01/26 08:42 AM

8929 62 68593 07/01/2026 1237

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/29/2026



Outlook

[EXTERNAL] You made a deposit for an invoice! (#FF20260723A)

From Gonzalez-Fuentes Services, LLC <messenger@messaging.squareup.com>**Date** Wed 7/1/2026 2:03 PM**To** Perez, Jesenia <jesenia.perez@inframark.com>

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Gonzalez-Fuentes Services, LLC

Deposit paid

\$447.50

Paid with Visa 6994 on July 1, 2026 at 2:02 PM

Next Payment

\$447.50 due July 21, 2026

Fantabulous Fun

Invoice #FF20260723A

July 1, 2026

Customer

Jesenia Perez

Two Rivers CDD

jesenia.perez@inframark.com

(352) 467-8439

Date of service

July 15, 2026

270

[Download Invoice PDF](#)

Total Paid	Amount Remaining
\$447.50	\$447.50

Message

Event Date/Time:
Jul 23rd, 5:30 PM - 8:00 PM

Event Address:
Two Rivers Clubhouse
2689 Widewater Way,
Zephyrhills, FL 33541

Upon receipt of payment, your event will be officially reserved.

For additional/detailed terms & conditions, please visit
www.fantabulousfun.net/terms-and-conditions/

Thank you for your business!

Invoice summary	
2.5HR Water-Resistant Face Painting	\$800.00
(\$400.00 ea.) x 2	
3HR Snow Cone Machine Rental (with Attendant)	\$170.00
Add'l (50) Snow Cone Servings	\$20.00
Courtesy Store Credit	-\$95.00
Subtotal	\$895.00

Total Due	\$895.00
------------------	-----------------

Deposit	\$447.50
Paid • Due on Jul 1, 2026	
Balance	\$447.50
Unpaid • Due on Jul 21, 2026	

Payments

\$447.50 on 07/01/2026 (Visa 6994)

Send estimates or invoices for your business?
Process \$1,000 in sales free when you sign up for Square.

[Get Started](#)

Gonzalez-Fuentes Services, LLC
2653 Bruce B. Downs Blvd. Ste #108-200
WESLEY CHAPEL, FL 33544-8792 United States
(813) 907-0116

Please contact Gonzalez-Fuentes Services, LLC about its
privacy practices.





How doers
get more done™

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

8929 00013 10598 07/06/26 12:16 PM
SALE CASHIER TRISTAN

021496033334 1GAL MULGLUE <A> 49.97
1 GAL GROUND GRIP MULCH GLUE RTU
044882400282 14/3 100' HSK <A> 64.98
14/3 100' HUSKY EXTENSION CORD

SUBTOTAL 114.95
SALES TAX 8.05
TOTAL \$123.00

XXXXXXXXXXXX6994 VISA

USD\$ 123.00
TA

AUTH CODE 064536/9132717
AUTH MODE - ISSUER
Chip Read
AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: 0
8929 07/06/26 12:16 PM



June 24, 2026
Invoice Number: 1665027062426
Account Number: **8337 13 062 1665027**
Security Code: **5981**
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Auto Pay Notice**Contact Us**

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

Summary

*Service from 06/24/26 through 07/23/26
details on following pages*

Previous Balance	114.68
Payments Received -Thank You!	-114.68
Remaining Balance	\$0.00
Spectrum Business™ Internet	90.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
Taxes, Fees and Charges	4.68
Current Charges	\$114.68
<i>YOUR AUTO PAY WILL BE PROCESSED 07/11/26</i>	
Total Due by Auto Pay	\$114.68

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling **1-866-486-9947**.

Give your customers the sports, news and TV entertainment they want with TV Premier for \$70/mo. by calling **1-866-392-2904**.

**Thank you for choosing Spectrum Business.**

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 06252026 NNNNNNNN 01 994547

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

June 24, 2026

TWO RIVERS NORTH CDDA1

Invoice Number: 1665027062426
Account Number: 8337 13 062 1665027
Service At: 1990 LANIER RD
ZEPHYRHILLS FL 33541-8434

Total Due by Auto Pay **\$114.68**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337130621665027001107486



Invoice Number: 1665027062426
 Account Number: 8337 13 062 1665027
 Security Code: 5981

TWO RIVERS NORTH CDDA1

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

8633 2390 DY RP 24 06252026 NNNNNNNN 01 994547

Charge Details

Previous Balance		114.68
EFT Payment	06/11	-114.68
Remaining Balance		\$0.00

Payments received after 06/24/26 will appear on your next bill.

Service from 06/24/26 through 07/23/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Bundle Discount	-80.00

Your promotional price will expire on 03/23/2028

Advanced WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$90.00

Spectrum Business™ Internet Total **\$90.00****Spectrum Business™ Voice**

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 03/23/2028

Voice Mail	0.00
	\$20.00

Phone number (813) 406-4034**\$0.00**

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$20.00****Other Charges**

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

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.02
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	\$4.68

Current Charges \$114.68**Total Due by Auto Pay \$114.68****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: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/supportFor questions or concerns, please call **1-866-519-1263**.

Invoice Number: 1665027062426
Account Number: 8337 13 062 1665027
Security Code: **5981**

TWO RIVERS NORTH CDDA1

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

8633 2390 DY RP 24 06252026 NNNNNNNN 01 994547

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

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

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 1665027062426
Account Number:: 8337 13 062 1665027
Security Code: **5981**

TWO RIVERS NORTH CDDA1



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 24 06252026 NNNNNNNN 01 994547



July 7, 2026

Invoice Number: 1669019070726

Account Number: 8337 13 001 1669019

Security Code: 4366

Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215

Auto Pay Notice

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

SummaryService from 07/07/26 through 08/06/26
details on following pages

Previous Balance	110.03
Payments Received -Thank You!	-110.03
Remaining Balance	\$0.00
Spectrum Business™ Internet	80.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.11
Current Charges	\$110.11
YOUR AUTO PAY WILL BE PROCESSED 07/24/26	
Total Due by Auto Pay	\$110.11

NEWS AND INFORMATION**Your Business Internet now has faster upload and download speeds.**

As part of our commitment to delivering the best services at the best value, we have upgraded your Internet upload and download speeds to 500 mbps. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to customers like you.

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for \$70/mo. by calling 1-866-392-2904.

Thank you for choosing Spectrum Business.

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

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

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 07 07082026 NNNNNNNN 01 000732 0003TWO RIVERS NORTH A2
JAYNA COOPER
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

July 7, 2026

TWO RIVERS NORTH A2

Invoice Number: 1669019070726

Account Number: 8337 13 001 1669019

Service At: 2689 WIDEWATER WAY
CONSTRUCTION TRAILER
ZEPHYRHILLS FL 33541-2215**Total Due by Auto Pay****\$110.11**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

July 7, 2026

Invoice Number: 1669019070726
 Account Number: 8337 13 001 1669019
 Security Code: 4366

**Contact Us**

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

8633 2390 DY RP 07 07082026 NNNNNNNN 01 000732 0003

Charge Details

Previous Balance	110.03
EFT Payment 06/24	-110.03
Remaining Balance	\$0.00

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

Service from 07/07/26 through 08/06/26

Spectrum Business™ Internet

Spectrum Business Internet Premier	130.00
Promotional Discount	-60.00
Your promotional price will expire on 04/06/2027	

Advanced WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$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 04/06/2027	
	\$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	1.55
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.15
Taxes, Fees and Charges Total	\$5.11

Current Charges **\$110.11**
Total Due by Auto Pay **\$110.11**

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



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



www.nexteraenergyservices.com



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



Invoice - Account Summary

Account No. 36461333

Amount Due \$5.00
(If paid by due date)

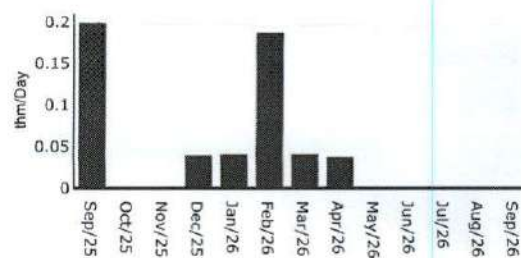
Due Date 07/20/2026

Account summary (see second page for details)

Invoice date: Jun 29 2026, Invoice No: 36250983

Opening Balance	\$5.00
Payment Received Jun 17, 2026	\$-5.00
Balance Forward	\$0.00
Gas charges (please see over for details)	\$5.00
Total Current Charges	\$5.00
Total Amount Due	\$5.00

Your Average Daily Billed Usage



This period billed usage: 0 thm
Previous 13 months billed usage: 24 thm

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



Account No.

Invoice No.

Amount due

Due Date

Amount Enclosed

36461333

36250983

\$5.00

07/20/2026

\$

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

0364613333

4

00000500

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	05/21/2026 - 06/17/2026	Actual	0	0	1	0
Total Usage						0

Gas Charges and Taxes	Billing Period: 05/21/2026 - 06/17/2026	Units	Rate \$	Total \$
Customer Service Fee				\$5.00
Monthly Variable Rate		0	0.930300	\$0.00
Monthly Variable Rate		0	0.812000	\$0.00
Total Gas Charges and Taxes				\$5.00

LDC: 221009319981, Address: 2689 WIDEWATER WAY, ZEPHYRHILLS, FL 33541
No Important messages at this time.

Important Messages:
<i>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.</i> <i>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.</i>

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

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

 **Email:**
naturalgas@nexteraenergyservices.com

 **Web:** www.nexteraenergyservices.com

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



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

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

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



4201 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 24847854

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220599993	6/4/2026	580	7/6/2026	594	32	14
Irrig Potable	232051286	6/4/2026	692	7/6/2026	699	32	7

Usage History

Water

July 2026	14	7
June 2026	11	9
May 2026	15	10
April 2026	20	23
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

Transactions

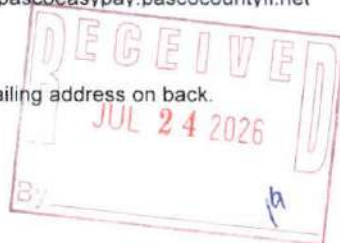
Previous Bill	384.24
Payment 07/06/26	-384.24 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1 14.0 Thousand Gals X \$2.18	30.52
Sewer	
Sewer Base Charge	163.47
Sewer Charges 14.0 Thousand Gals X \$7.20	100.80
Irrigation	
Water Base Charge	22.37
Water Tier 1 7.0 Thousand Gals X \$3.47	24.29
Total Current Transactions	405.44
TOTAL BALANCE DUE	\$405.44

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Account # 1218150
Customer # 01530465
Balance Forward 0.00
Current Transactions 405.44

Total Balance Due \$405.44
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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282 015304650121815022484785420000405447



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35576 LOCKMAN WAY RECLAIM**

Bill Number: 24847613

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199329	6/4/2026	834	7/6/2026	847	32	13

Usage History

Reclaimed

July 2026	13
June 2026	17
May 2026	16
April 2026	32
March 2026	27
February 2026	23
January 2026	25
December 2025	27
November 2025	25
October 2025	16
September 2025	10
August 2025	9

Transactions

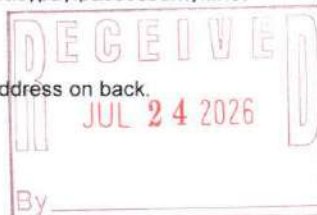
Previous Bill	17.17
Payment 07/06/26	-17.17 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13

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Account # 1200810
Customer # 01530465

Balance Forward 0.00
Current Transactions 13.13

Total Balance Due \$13.13
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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283 015304650120081022484761350000013132



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2903 GARDINER LANE RECLAIM**

Bill Number: 24847612

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231199330	6/4/2026	242	7/6/2026	248	32	6

Usage History Reclaimed

July 2026	6
June 2026	3
May 2026	4
April 2026	4
March 2026	2
February 2026	3
January 2026	4
December 2025	4
November 2025	3
October 2025	2
September 2025	1
August 2025	1

Transactions

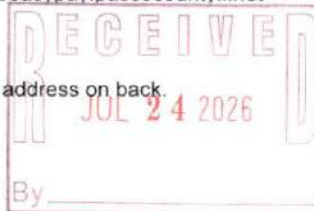
Previous Bill	3.03
Payment 07/06/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$1.01 6.06
Total Current Transactions	6.06
TOTAL BALANCE DUE	\$6.06

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Account # 1200805

Customer # 01530465

Balance Forward 0.00

Current Transactions 6.06

Total Balance Due \$6.06
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 24847608

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231300927	6/4/2026	11934	7/6/2026	12324	32	390

Usage History

Reclaimed

July 2026	390
June 2026	496
May 2026	345
April 2026	197
March 2026	284
February 2026	428
January 2026	893
December 2025	305
November 2025	274
October 2025	316
September 2025	136
August 2025	6

Transactions

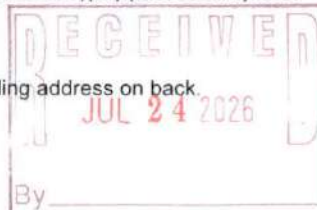
Previous Bill	500.96
Payment 07/06/26	-500.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	390 Thousand Gals X \$1.01 393.90
Total Current Transactions	393.90
TOTAL BALANCE DUE	\$393.90

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Account # 1200710
Customer # 01530465
Balance Forward 0.00
Current Transactions 393.90

Total Balance Due \$393.90
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 24847606

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236043	6/4/2026	781	7/6/2026	794	32	13

Usage History

Reclaimed

July 2026	13
June 2026	12
May 2026	12
April 2026	20
March 2026	21
February 2026	21
January 2026	22
December 2025	21
November 2025	21
October 2025	11
September 2025	7
August 2025	6

Transactions

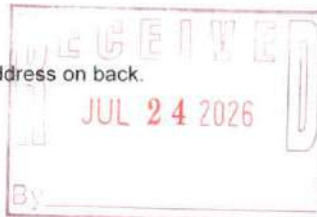
Previous Bill	12.12
Payment 07/06/26	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01 13.13
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13

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Account # 1200690
Customer # 01530465
Balance Forward 0.00
Current Transactions 13.13

Total Balance Due \$13.13
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34959 KIRCHER DR RECLAIM**

Bill Number: 24847605

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606774	6/4/2026	1639	7/6/2026	1696	32	57

Usage History

Reclaimed

July 2026	57
June 2026	57
May 2026	31
April 2026	58
March 2026	48
February 2026	37
January 2026	52
December 2025	72
November 2025	38
October 2025	0
September 2025	0
August 2025	0

Transactions

Previous Bill	57.57
Payment 07/06/26	-57.57 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	57 Thousand Gals X \$1.01 57.57
Total Current Transactions	57.57
TOTAL BALANCE DUE	\$57.57

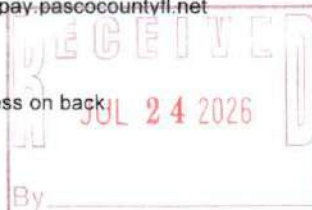
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Account # 1200660
Customer # 01530465
Balance Forward 0.00
Current Transactions 57.57

Total Balance Due \$57.57
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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287 015304650120066032484760560000057574



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TWO RIVERS NORTH CDD

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

Bill Number: 24847607

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230797246	6/4/2026	1081	7/6/2026	1104	32	23

Usage History

Reclaimed

July 2026	23
June 2026	42
May 2026	41
April 2026	58
March 2026	50
February 2026	60
January 2026	61
December 2025	62
November 2025	61
October 2025	20
September 2025	16
August 2025	16

Transactions

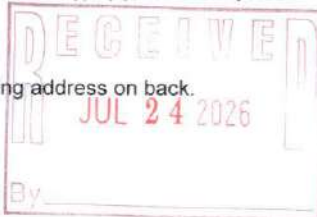
Previous Bill	42.42
Payment 07/06/26	-42.42 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$1.01
	23.23
Total Current Transactions	23.23
TOTAL BALANCE DUE	\$23.23

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Account # 1200705
Customer # 01541320
Balance Forward 0.00
Current Transactions 23.23

Total Balance Due \$23.23
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35131 ACKLEY TRACE RECLAIM**

Bill Number: 24847601

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230466791	6/4/2026	351	7/6/2026	354	32	3

Usage History

Reclaimed

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

Transactions

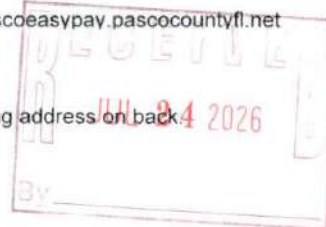
Previous Bill	3.03
Payment 07/06/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
	3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03

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Account # 1200555
Customer # 01530465
Balance Forward 0.00
Current Transactions 3.03

Total Balance Due \$3.03
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35233 GRAVELLY DR RECLAIM**

Bill Number: 24847602

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606439	6/4/2026	737	7/6/2026	743	32	6

Usage History

Reclaimed

July 2026	6
June 2026	4
May 2026	5
April 2026	0
March 2026	0
February 2026	4
January 2026	7
December 2025	5
November 2025	6
October 2025	6
September 2025	5
August 2025	7

Transactions

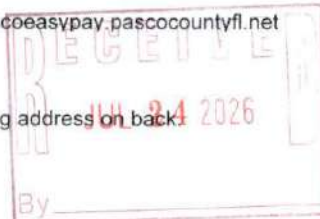
Previous Bill	4.04
Payment 07/06/26	-4.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$1.01 6.06
Total Current Transactions	6.06
TOTAL BALANCE DUE	\$6.06

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Account # 1200615
Customer # 01530465

Balance Forward 0.00
Current Transactions 6.06

Total Balance Due \$6.06
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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TWO RIVERS NORTH CDD

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

Bill Number: 24847856

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	231335363	6/4/2026	1367	7/6/2026	1396	32	29
Irrig Potable	232051302	6/4/2026	512	7/6/2026	554	32	42

Usage History

Water		
July 2026	29	42
June 2026	20	41
May 2026	29	19
April 2026	25	8
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

Transactions

Previous Bill	642.48
Payment 07/06/26	-642.48 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1 29.0 Thousand Gals X \$2.18	63.22
Sewer	
Sewer Base Charge	163.47
Sewer Charges 29.0 Thousand Gals X \$7.20	208.80
Irrigation	
Water Base Charge	22.37
Water Tier 1 25.0 Thousand Gals X \$3.47	86.75
Water Tier 2 13.0 Thousand Gals X \$6.94	90.22
Water Tier 3 4.0 Thousand Gals X \$9.36	37.44
Total Current Transactions	736.26

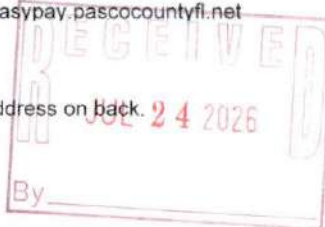
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TOTAL BALANCE DUE \$736.26

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Account # 1218160
Customer # 01547338
Balance Forward 0.00
Current Transactions 736.26

Total Balance Due \$736.26
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



TWO RIVERS NORTH CDD
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291 015473385121816012484785660000736262



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(352) 521-4285

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4202 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35738 LOCKMAN WAY RECLAIM**

Bill Number: 24849695

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241608585	6/4/2026	2569	7/6/2026	2749	32	180

Usage History

Reclaimed

July 2026	180
June 2026	178
May 2026	173
April 2026	193
March 2026	189
February 2026	189
January 2026	191
December 2025	166
November 2025	157
October 2025	145
September 2025	151
August 2025	134

Transactions

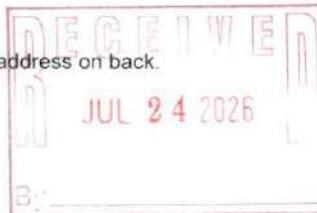
Previous Bill	179.78
Payment 07/06/26	-179.78 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	180 Thousand Gals X \$1.01
Total Current Transactions	181.80
TOTAL BALANCE DUE	\$181.80

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account # 1291525
Customer # 01530465
Balance Forward 0.00
Current Transactions 181.80

Total Balance Due \$181.80
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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

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292 015304650129152592484969570000181808



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4187 0 1
14-92800

TWO RIVERS NORTH CDD

Service Address: **1920 WEBBSTONE WAY**

Bill Number: 24848636

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579030	6/4/2026	6490	7/6/2026	6536	32	46

Usage History

Reclaimed

July 2026	46
June 2026	60
May 2026	61
April 2026	125
March 2026	268
February 2026	394
January 2026	410
December 2025	289
November 2025	335
October 2025	491
September 2025	170
August 2025	134

Transactions

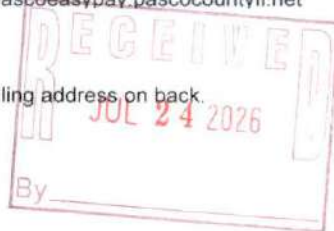
Previous Bill	60.60
Payment 07/06/26	-60.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	46 Thousand Gals X \$1.01 46.46
Total Current Transactions	46.46
TOTAL BALANCE DUE	\$46.46

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account # 1255145
Customer # 01547338
Balance Forward 0.00
Current Transactions 46.46

Total Balance Due \$46.46
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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

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293 015473385125514552484863690000046466



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4198 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35301 SUNFLOWER HILL DR 1 INCH RECLAIM**

Bill Number: 24847610

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149368	6/4/2026	193	7/6/2026	199	32	6

Usage History

Reclaimed

July 2026	6
June 2026	3
May 2026	3
April 2026	4
March 2026	3
February 2026	4
January 2026	3
December 2025	2
November 2025	3
October 2025	0
September 2025	1
August 2025	0

Transactions

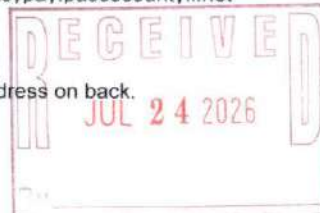
Previous Bill	3.03
Payment 07/06/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$1.01 6.06
Total Current Transactions	6.06
TOTAL BALANCE DUE	\$6.06

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Account #	1200785
Customer #	01530465
Balance Forward	0.00
Current Transactions	6.06

Total Balance Due	\$6.06
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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

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294 015304650120078532484761040000006062



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4194 0 1
14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34846 KIRCHER DR RECLAIM**

Bill Number: 24847604

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606784	6/4/2026	452	7/6/2026	454	32	2

Usage History

Reclaimed

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

Transactions

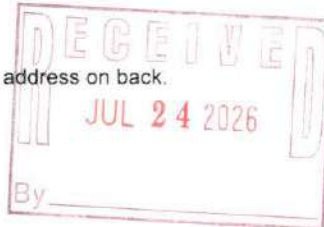
Previous Bill	1.01
Payment 07/06/26	-1.01 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$1.01
	2.02
Total Current Transactions	2.02
TOTAL BALANCE DUE	\$2.02

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Account # 1200655
Customer # 01530465

Balance Forward 0.00
Current Transactions 2.02

Total Balance Due \$2.02
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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

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295 015304650120065592484760490000002024



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4190 0 1
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2008 LANIER ROAD RECLAIM**

Bill Number: 24847600

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	230718465	6/4/2026	1638	7/6/2026	1740	32	102

Usage History

Reclaimed

July 2026	102
June 2026	119
May 2026	38
April 2026	20
March 2026	85
February 2026	28
January 2026	31
December 2025	24
November 2025	34
October 2025	24
September 2025	26
August 2025	20

Transactions

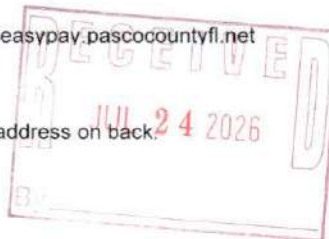
Previous Bill	120.19
Payment 07/06/26	-120.19 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	102 Thousand Gals X \$1.01 103.02
Total Current Transactions	103.02
TOTAL BALANCE DUE	\$103.02

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Account # 1200560
Customer # 01530465

Balance Forward 0.00
Current Transactions 103.02

Total Balance Due \$103.02
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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

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296 015304650120056062484760010000103024



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4185 0 1
14-92800

TWO RIVERS NORTH CDD

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

Bill Number: 24847611

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149367	6/4/2026	694	7/6/2026	704	32	10

Usage History

Reclaimed

July 2026	10
June 2026	3
May 2026	10
April 2026	3
March 2026	16
February 2026	73
January 2026	55
December 2025	15
November 2025	9
October 2025	4
September 2025	6
August 2025	5

Transactions

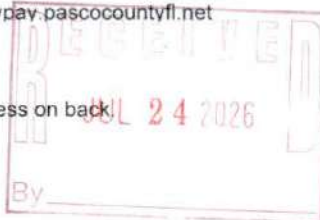
Previous Bill	3.03
Payment 07/06/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	10 Thousand Gals X \$1.01 10.10
Total Current Transactions	10.10
TOTAL BALANCE DUE	\$10.10

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Account # 1200790
Customer # 01547338
Balance Forward 0.00
Current Transactions 10.10

Total Balance Due \$10.10
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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

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297 015473385120079072484761110000010106



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4189 0 1
 14-92800

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2471 CHILDERS WAY 1.5 INCH RECLAIM**

Bill Number: 24847599

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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	6/4/2026	10319	7/6/2026	10837	32	518

Usage History

Reclaimed

July 2026	518
June 2026	586
May 2026	329
April 2026	152
March 2026	97
February 2026	208
January 2026	227
December 2025	258
November 2025	428
October 2025	315
September 2025	207
August 2025	103

Transactions

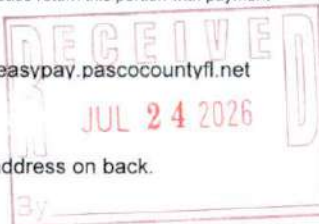
Previous Bill	591.86
Payment 07/06/26	-591.86 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	518 Thousand Gals X \$1.01 523.18
Total Current Transactions	523.18
TOTAL BALANCE DUE	\$523.18

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Account #	1200545
Customer #	01530465
Balance Forward	0.00
Current Transactions	523.18

Total Balance Due	\$523.18
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.



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

PASCO COUNTY UTILITIES
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298 015304650120054532484759920000523181

Spark Energy

12140 Wickchester Ln. Ste 100
Houston, TX 77079

CUSTOMER SERVICE: (800) 994-0228

Mon – Fri 8:00 AM – 7:00 PM CST

Sat 9:00 AM – 12:00 PM CST

CustomerCare@sparkenergy.com

For outage or emergencies call: (877) 832-6747

Customer: **Two Rivers North CDD****Two Rivers North CDD**Billing Account #: **004916128**Invoice #: **25519297****Summary as of Jun 24, 2026**

(account information starts on next page)

Previous Amount Due: \$3,504.25

Total Payments Received: \$0.00

Balance Forward: \$3,504.25

Current Charges: \$1.55

Amount Due Jul 15, 2026: \$3,505.80

Future Pricing Information: To obtain information about the price that will apply on your next bill, please contact one of our Customer Care representatives at (877)-547-7275.

Spark Energy is proud to offer a customer assistance program which provides assistance to customers who are experiencing a hardship and need assistance paying their energy bills. This program is funded by customer contributions. If you wish to make a contribution, please contact one of our Customer Care associates. All contributions are tax-deductible.

Pay Online

Go to <http://www.sparkenergy.com> to make online payments, sign up to authorize automatic payments. You can also call customer service at 1-877-54 (SPARK).

or

Scan this code with your phone to make a quick payment



Detach here, and include this coupon and check payable to **SPARK ENERGY GAS LLC** in the enclosed envelope, allowing the Post Office 7 days to deliver.

Spark Energy

12140 Wickchester Ln. Ste 100
Houston, TX 77079

Invoice #:**25519297****Billing Account #:**

004916128

Date Issued:

Jun 24, 2026

Date Due:

Jul 15, 2026

AMOUNT DUE:

\$3,505.80

If paid after 7/15/26, add a Late Payment

Penalty of:

\$0.02

After 7/15/26, Pay:

\$3,505.82

TOTAL AMOUNT ENCLOSED:

\$



Two Rivers North CDD
Two Rivers North CDD
1990 Lanier Road
Zephyrhills, FL 33541-9999

Remit Payment To:

SPARK ENERGY GAS LLC
DEPT# 42424
PO BOX 650823
Dallas, TX 75265-0823

6044606242000003505804

**ACCOUNT
INFORMATION**

Account #: 004916128

LDC #: 5200980931

GRUN

Service Address:

1990 Lanier Road

Zephyrhills FL 33541-9999

Pricing Plan:

TECOG_VAR_COM_PT_NYMEXPLUS_RO

The average daily consumption used is 0.04
THERM**USAGE DETAILS**

Service Period	Estimate	Meter #	Unit	Previous Meter Read	Current Meter Read	Mult.	Quantity
05/20/26 - 06/17/26	N		THERM	05/20/26	06/17/26		1.200
28 Days							

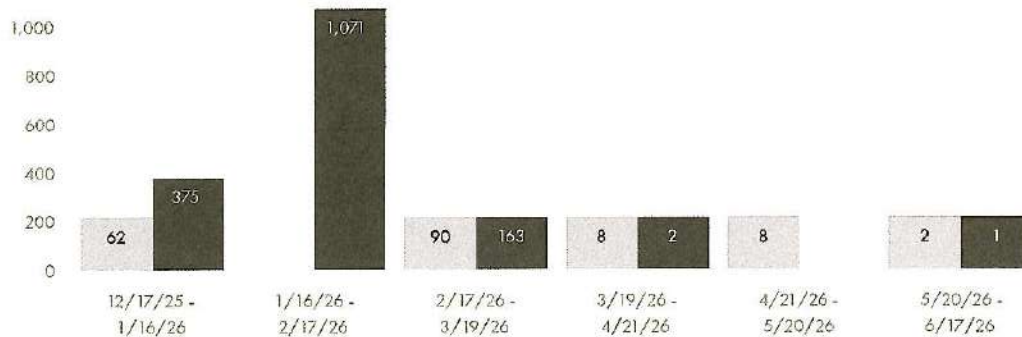
CHARGE DETAILS

Date	Charge Description	Amount	Total
06/17/26	Energy Charge (1.2 x \$1.083333 per THERM)	\$1.30	
06/17/26	Pass Through (1.2 x \$0.125000 per THERM)	\$0.15	
06/17/26	Tax	\$0.10	

Current Charges**\$1.55****Usage Chart**

Gas usage in therm

☐ Last year's usage
☒ This year's usage



BILLING DAYS	30	32	30	33		28
AVERAGE DAILY USAGE	12	33	5	0	##	0
(THERM)	2	##	3	0	0	0

Dear Two Rivers North CDD,

Your one-time payment made on 07/08/2026 03:37:55 PM in the amount of \$3,505.80 for your Spark Energy Account ending in 6128 was successfully processed using your credit card OR bank account ending in 5652. Your payment confirmation number is 12280196191.

The payment will post to your account within the next 24 hours and will reflect on your next bill. Please save this email as confirmation of your payment

Thank you for choosing Spark Energy. We appreciate your business!



Please do not reply to this message. Replies to this address are routed to an unmonitored mailbox.



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

Statement Date: July 22, 2026

Amount Due: \$116.00

Due Date: August 12, 2026

Account #: 221009326184

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

Account Summary

Current Service Period: June 18, 2026 - July 21, 2026

Previous Amount Due	\$98.77
Payment(s) Received Since Last Statement	-\$91.23
Miscellaneous Credits	-\$7.54
Current Month's Charges	\$116.00

Amount Due by August 12, 2026 \$116.00

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



Scan here to view
your account online.



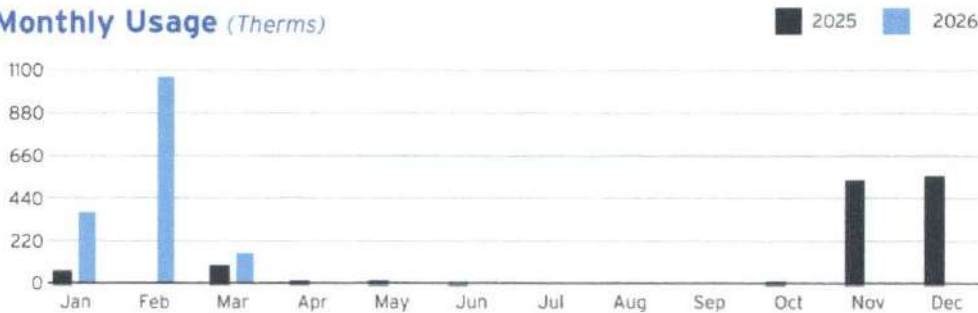
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One Big Time Saver**
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Reduce clutter and stacks of mail.

Get reminders and pay securely online.

Monthly Usage (Therms)



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



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

Account #: 221009326184

Due Date: August 12, 2026



Pay your bill online at PeoplesGas.com

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

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



Amount Due: \$116.00

Payment Amount: \$ _____

688421400423

Your account will be
drafted on August 12, 2026

00005845 FTECO107232800281510 00000 02 00000000 12792 002

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

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

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



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

Account #: 221009326184
Statement Date: July 22, 2026
Charges Due: August 12, 2026

Meter Read

Service Period: Jun 18, 2026 - Jul 21, 2026

Rate Schedule: General Service 1 - Transportation

Meter Number	Read Date	Current Reading	- Previous Reading	= Measured Volume	x BTU	x Conversion	= Total Used	Billing Period
AKX15824	07/21/2026	2,467	2,467	0 CCF	1.039	1.1168	0.0 Therms	34 Days

Charge Details

	Natural Gas Charges	
	Customer Charge	\$81.00
	Natural Gas Service Cost	\$81.00

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

Total Current Month's Charges	\$116.00
--------------------------------------	-----------------

	Miscellaneous Credits	
	Interest for Cash Security Deposit - Gas	-\$7.54
	Total Current Month's Credits	-\$7.54

Avg THMS Used Per Day



Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Please Note Your New Rate. Peoples Gas reviews accounts to ensure that our customers are in the appropriate rate class for their typical usage. Based on your history, we have adjusted your rate. Your account will remain on this rate until our next review. If you have any questions, please call us at **877-832-6747**.

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 not pay the payment to Peoples Gas and do so in a timely fashion. Peoples Gas is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: July 22, 2026

Amount Due: \$63.00

Due Date: August 12, 2026

Account #: 221009319981

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

Account Summary

Current Service Period: June 18, 2026 - July 21, 2026

Previous Amount Due	\$63.00
Payment(s) Received Since Last Statement	-\$62.04
Miscellaneous Credits	-\$0.96
Current Month's Charges	\$63.00

Amount Due by August 12, 2026 \$63.00

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



Scan here to view
your account online.



**One Small Switch,
One Big Time Saver**

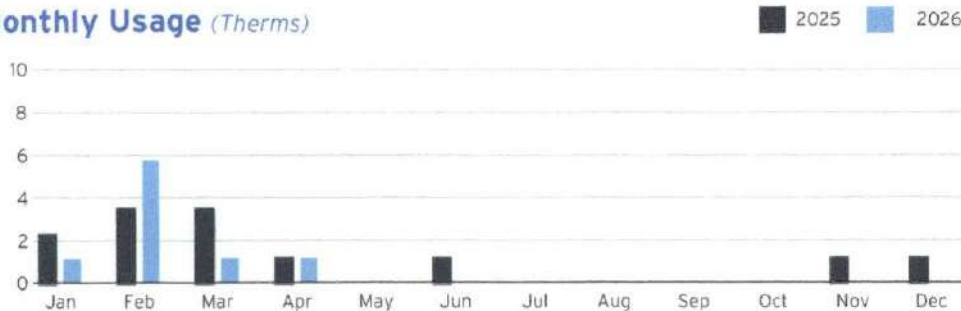
Paperless Billing

Access your bills anytime, anywhere.

Reduce clutter and stacks of mail.

Get reminders and pay securely online.

Monthly Usage (Therms)



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



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

Account #: 221009319981

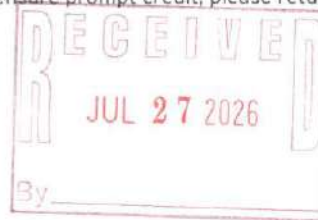
Due Date: August 12, 2026



Pay your bill online at PeoplesGas.com

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

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



Amount Due: \$63.00

Payment Amount: \$ _____

688421400395

Your account will be
drafted on August 12, 2026

00005844 FTECO107232600281510 00000 02 00000000 12791 002

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

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

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



Service For:
2689 WIDEWATER WY
ZEPHYRHILLS, FL 33541

Account #: 221009319981
Statement Date: July 22, 2026
Charges Due: August 12, 2026

Meter Read

Service Period: Jun 18, 2026 - Jul 21, 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	07/21/2026	139	139	0 CCF	1.039	1.1168	0.0 Therms	34 Days

Charge Details



Natural Gas Charges

Customer Charge	\$63.00
Natural Gas Service Cost	\$63.00

Total Current Month's Charges

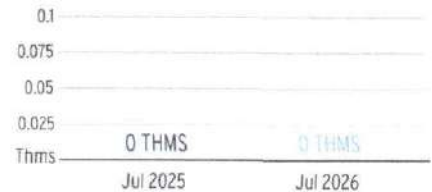
\$63.00



Miscellaneous Credits

Interest for Cash Security Deposit - Gas	-\$0.96
Total Current Month's Credits	-\$0.96

Avg THMS Used Per Day



Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

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Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at PeoplesGas.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Residential Customer Care:

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

Online:

PeoplesGas.com

Phone:

Commercial Customer Care:

866-832-6249
Hearing Impaired/TTY:
7-1-1
Natural Gas Outage:
877-832-6747
Natural Gas Energy Conservation Rebates:
877-832-6747

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**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 07/13/2026
Amount Due 4,470.38
Current Charges Due 08/05/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 1 5 8 4 8 9

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

Previous Balance 4,460.53
Payment 4,460.53CR
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 @ 0.05000 160.00
Poles (QTY 128) 1,536.00
FL Gross Receipts Tax 7.02

Total Current Charges 4,470.38
Total Due E.F.T. 4,470.38

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

**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: 07/13/2026

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 07/24/2026
TOTAL CHARGES DUE 4,470.38
DO NOT PAY

**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 **07/13/2026**
Amount Due **4,062.21**
Current Charges Due **08/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **4,053.21**
Payment **4,053.21CR**
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 @ 0.05000 146.25
Poles(QTY 115) 1,380.00
FL Gross Receipts Tax 6.42

Total Current Charges **4,062.21**
Total Due **E.F.T. 4,062.21**

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

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

**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
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Bill Date: 07/13/2026

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 07/24/2026
TOTAL CHARGES DUE 4,062.21
DO NOT PAY

**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 **07/13/2026**
Amount Due **692.14**
Current Charges Due **08/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	174
Jun 2026	29	160
Jul 2025	32	173

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.



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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	8147	07/08	13879				5732

Previous Balance 555.09
Payment 555.09CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,732 KWH @ 0.06090 349.08
Fuel Adjustment 5,732 KWH @ 0.05000 286.60
FL Gross Receipts Tax 17.30

Total Current Charges 692.14
Total Due E.F.T. 692.14

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: 07/13/2026

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 07/24/2026
TOTAL CHARGES DUE 692.14
DO NOT PAY

**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 07/13/2026
Amount Due 44.26
Current Charges Due 08/05/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Per Day
Jul 2026	33	1
Jun 2026	29	1
Jul 2025	32	1

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



2 0 1 5 8 4 8 9

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account on-line through Smarthub at
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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	1404	07/08	1440				36

Previous Balance 43.93
Payment 43.93CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 36 KWH @ 0.06090 2.19
Fuel Adjustment 36 KWH @ 0.05000 1.80
FL Gross Receipts Tax 1.11

Total Current Charges 44.26
Total Due E.F.T. 44.26

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**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
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See Reverse Side For Mailing Instructions

District: OP07

Use above space for address change ONLY.

Bill Date: 07/13/2026



Electronic Funds Transfer on or after 07/24/2026
TOTAL CHARGES DUE 44.26
DO NOT PAY

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

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**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 **07/13/2026**
Amount Due **49.95**
Current Charges Due **08/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	3
Jun 2026	29	3
Jul 2025	32	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.



2 0 1 5 8 4 8 9

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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.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	2000	07/08	2086				86

Previous Balance 48.80
Payment 48.80CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 86 KWH @ 0.06090 5.24
Fuel Adjustment 86 KWH @ 0.05000 4.30
FL Gross Receipts Tax 1.25

Total Current Charges 49.95
Total Due E.F.T. 49.95

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**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: 07/13/2026

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 07/24/2026
TOTAL CHARGES DUE 49.95
DO NOT PAY

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

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

Bill Date **07/13/2026**
Amount Due **40.73**
Current Charges Due **08/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2026	33	0
Jun 2026	29	0
Jul 2025	32	0

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



2 0 1 5 8 4 8 9

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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
06/05	136	07/08	141			5

Previous Balance **40.72**
Payment **40.72CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5 KWH @ 0.06090 **0.30**
Fuel Adjustment 5 KWH @ 0.05000 **0.25**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.73**
Total Due **40.73** E.F.T.

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

**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: 07/13/2026

District: OP07

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 07/24/2026
TOTAL CHARGES DUE 40.73
DO NOT PAY

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

Bill Date 07/13/2026
Amount Due 40.96
Current Charges Due 08/05/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2026	33	0
Jun 2026	29	0
Jul 2025	32	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.



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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	179	07/08	186				7

Previous Balance 40.83
Payment 40.83CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7 KWH @ 0.06090 0.43
Fuel Adjustment 7 KWH @ 0.05000 0.35
FL Gross Receipts Tax 1.02

Total Current Charges 40.96
Total Due E.F.T. 40.96

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 07/13/2026

District: OP07

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 07/24/2026
TOTAL CHARGES DUE 40.96
DO NOT PAY

0002277341000000409600000409606

**WITHLACOOCHIE 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 07/13/2026
Amount Due 40.96
Current Charges Due 08/05/2026

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	0
Jun 2026	29	0
Jul 2025	32	0

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



2 0 1 5 8 4 8 9

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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	29320	07/08	29327				7

Previous Balance 40.83
Payment 40.83CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7 KWH @ 0.06090 0.43
Fuel Adjustment 7 KWH @ 0.05000 0.35
FL Gross Receipts Tax 1.02

Total Current Charges 40.96
Total Due E.F.T. 40.96

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHIE 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: 07/13/2026

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 07/24/2026
TOTAL CHARGES DUE 40.96
DO NOT PAY

**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 **07/13/2026**
Amount Due **880.83**
Current Charges Due **08/05/2026**

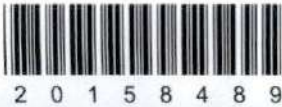
District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2026	33	224
Jun 2026	29	161
Jul 2025	32	181

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



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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	10140	07/08	17531				7391

Previous Balance 555.75
Payment 555.75CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7,391 KWH @ 0.06090 450.11
Fuel Adjustment 7,391 KWH @ 0.05000 369.55
FL Gross Receipts Tax 22.01

Total Current Charges 880.83
Total Due **E.F.T.** 880.83

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

**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: 07/13/2026

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 07/24/2026	
TOTAL CHARGES DUE	880.83
DO NOT PAY	

00023326910000088083000008808306

**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 **07/13/2026**
Amount Due **40.96**
Current Charges Due **08/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	0
Jun 2026	29	0
Jul 2025	32	0

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



2 0 1 5 8 4 8 9

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

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
06/05		76	07/08		83		

Previous Balance 40.83
Payment 40.83CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7 KWH @ 0.06090 0.43
Fuel Adjustment 7 KWH @ 0.05000 0.35
FL Gross Receipts Tax 1.02

Total Current Charges 40.96
Total Due E.F.T. 40.96

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

**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: 07/13/2026

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 07/24/2026
TOTAL CHARGES DUE 40.96
DO NOT PAY

**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 **07/13/2026**
Amount Due **40.85**
Current Charges Due **08/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Jul 2026	33	0
Jun 2026	29	0
Jul 2025	32	0

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



2 0 1 5 8 4 8 9

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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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	93	07/08	99				6

Previous Balance 40.72
Payment 40.72CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.06090 0.37
Fuel Adjustment 6 KWH @ 0.05000 0.30
FL Gross Receipts Tax 1.02

Total Current Charges 40.85
Total Due E.F.T. 40.85

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

**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: 07/13/2026

District: OP07

Use above space for address change ONLY.



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

Electronic Funds Transfer on or after 07/24/2026
TOTAL CHARGES DUE 40.85
DO NOT PAY

**WITHLACOOCHIE 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 **07/13/2026**
Amount Due **40.61**
Current Charges Due **08/05/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	0
Jun 2026	29	0
Jul 2025	32	0

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



2 0 1 5 8 4 8 9

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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.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	69	07/08	73				4

Previous Balance 40.49
Payment 40.49CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4 KWH @ 0.06090 0.24
Fuel Adjustment 4 KWH @ 0.05000 0.20
FL Gross Receipts Tax 1.01

Total Current Charges 40.61
Total Due E.F.T. 40.61

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHIE 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: 07/13/2026

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 07/24/2026
TOTAL CHARGES DUE 40.61
DO NOT PAY

000233268800000406100000406107

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01764P

Date 07/24/2026

Attn:
Two Rivers North - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01764P

\$70.00

**Notice of Public Hearing and Board of Supervisors Meeting of
the Two Rivers North Community Development District**

RE: Public Hearing and Meeting on August 18, 2026 at 11:00 a.m.

Published: 7/24/2026

Important Message

Please include our Serial # Pay by credit card online:
on your check <https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$70.00

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of
your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers North Community Development District

The Board of Supervisors (the "Board") of the Two Rivers North Community Development District (the "District") will hold a public hearing and a regular meeting on 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.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting at <https://tworiversnorthdcd.com/> or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Angel Montagna
District Manager
July 24, 2026

26-01764P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8229429



000001139 02 SP 106481931787472 S

Two Rivers North
ATTN Brian Lamb
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8229429
Account Number: 267718000
Invoice Date: 06/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Two Rivers North
ATTN Brian Lamb
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607

United States
**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT SPECIALASSESSMENT BONDS, SERIES
2022 SERIES 2022 PROJECT REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT
DISTRICT SPECIALASSESSMENT BONDS, SERIES
2022 SERIES 2022 PROJECT REVENUE ACCOUNT**

Invoice Number: 8229429
Account Number: 267718000
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 267718000
Invoice # 8229429
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8229429
Invoice Date: 06/25/2026
Account Number: 267718000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT
DISTRICT SPECIALASSESSMENT BONDS, SERIES
2022 SERIES 2022 PROJECT REVENUE ACCOUNT**

Accounts Included	267718000	267718001	267718002	267718003	267718004	267718005
In This Relationship:	267718006	267718007	267718008	267718009		

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				\$3,750.00
Incidental Expenses 06/01/2026 to 05/31/2027	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1273242
DATE	07/02/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/19/2025 - 6/25/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080240
Invoice No.	1273242
Invoice Date	07/02/26
Amount Due	\$67.50
Amount Remitted	



Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1273241
DATE	07/02/26

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: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/19/2025 - 6/25/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
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	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ 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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080239
Invoice No.	1273241
Invoice Date	07/02/26
Amount Due	\$67.50
Amount Remitted	

Down to Earth Landscape & Irrigation

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



Invoice: #180091

June 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

Center island at the entrance
Estimate # 146024

Invoice Date

6/30/2026

Date Due

7/15/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#146024 - Center island at the entrance				\$1,667.49
• Top dress the mulch located at the center median on Wide water.				
BLACK				

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

LCE025: Tree/Plant Installation				\$1,667.49
Site Prep, Removal, & Disposal (E) (Labor)				\$260.00
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	125.00	\$11.26	\$1407.49

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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	\$1,667.49
Sales Tax	\$0.00
Total	\$1,667.49
Credits/Payments	(\$0.00)
Balance Due	\$1,667.49

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

326

327

Down to Earth Landscape & Irrigation

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



Invoice: #180089

June 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

oak tree replacement
Estimate # 149345

Invoice Date

6/30/2026

Date Due

7/15/2026

Terms

Net 15

Customer PO #**Invoice Details**

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

#149345 - oak tree replacement

\$994.25



1.

per mine and arturo conversation oak tree need to be replace

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

LCE025: Tree/Plant Installation**\$994.25**

Site Prep, Removal, & Disposal (E) (Labor)

\$260.00

Live Oak "Cathedral" (Material)

2.5" Caliper

1.00

\$734.25

\$734.25

Billing Questionsrhonda.culotta@down2earthinc.com

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is

Subtotal

\$994.25

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://d2earth.com/terms-and-conditions/>.

(904) 780-2257

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

no fee for ACH payments, and a **3% processing fee** for credit card payments.

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

Sales Tax \$0.00

Total **\$994.25**

Credits/Payments (\$0.00)

Balance Due **\$994.25**

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

**Down to Earth Landscape & Irrigation**

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

Estimate: #149345**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 - Northwater
35726 Durand Court
Zephyrhills, FL 33541

Job

oak tree replacement

Estimated Job Start Date

June 19, 2026

Proposed By

Nick Padgett

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$260.00
Live Oak "Cathedral"	2.5" Caliper	1	\$734.25	\$734.25
Subtotal				\$994.25
Estimated Tax				\$0.00
Job Total				\$994.25

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



1.

per mine and arturo conversation oak tree need to be replace

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:

Nick Padgett
Down to Earth

06/03/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkane
1F3BE9E705D0415...

6/3/2026

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

Down to Earth Landscape & Irrigation

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



Invoice: #180090

June 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

Center island at the entrance
 Estimate # 146023

Invoice Date

6/30/2026

Date Due

7/15/2026

Terms

Net 15

Customer PO #**Invoice Details**

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

#146023 - Center island at the entrance

\$1,667.49

- Top dress the mulch located at the center median to Childers. **BLACK**

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

LCE025: Tree/Plant Installation**\$1,667.49**

Site Prep, Removal, & Disposal (E) (Labor)

\$260.00

Cocoa Mulch Installed (E) (Kit)

2 Cubic Foot Bag

125.00

\$11.26

\$1407.49

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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 **\$1,667.49**Sales Tax **\$0.00****Total \$1,667.49**Credits/Payments **(\$0.00)****Balance Due \$1,667.49**

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

Friday



THE UNIVERSITY OF
THE SOUTH ALABAMA
LIBRARY

Volume #100000

Author
Title
Edition
Date
Place
Publisher
Dewey
Call Number

Subject
Notes
Barcode
Accession Number

Check Number
Check Date
Check Amount

Author	Title	Edition	Date	Place	Publisher	Dewey	Call Number
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1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10

1. The first of the two books in the series is the one that is the most recent.

2. The second of the two books in the series is the one that is the most recent.

3. The third of the two books in the series is the one that is the most recent.

Jayma-Corpus

Friday



Company Name
Address
City
State
Zip

Volume 8140000

Customer Name
Address
City
State
Zip

Product Name
Description
Quantity
Unit Price

Order Number
Date of Order

Item	Description	Quantity	Unit Price	Total
------	-------------	----------	------------	-------

Subtotal				1000.00
Tax				100.00
Total				1100.00

1. The above information is for your information only.

Thank you for your business. We appreciate your patronage.

Signature

Signature

Print Name

Print Name

Joyal-Corpus

Signature

***Two Rivers North
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 701,702	\$ -	\$ -	\$ -	\$ -	\$ 701,702
Cash in Transit	-	14,753	-	-	-	14,753
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	4,913	-	-	4,913
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	639,631	-	-	-	639,631
Prepaid Items	2,694	-	-	-	-	2,694
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	-	-	-	-	1,263,323	1,263,323
Amount To Be Provided	-	-	-	-	16,056,677	16,056,677
TOTAL ASSETS	\$ 1,026,909	\$ 1,263,323	\$ 4,951	\$ 21,775,363	\$ 17,320,000	\$ 41,390,546
LIABILITIES						
Accounts Payable	\$ 82,161	\$ -	\$ -	\$ -	\$ -	\$ 82,161
Due To Developer	318,726	-	-	-	-	318,726
Deferred Revenue	97,000	-	-	-	-	97,000
Bonds Payable	-	-	-	-	17,320,000	17,320,000
Due To Other Funds	38	-	-	-	-	38
TOTAL LIABILITIES	497,925	-	-	-	17,320,000	17,817,925

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Items	2,694	-	-	-	-	2,694
Restricted for:						
Debt Service	-	1,263,323	-	-	-	1,263,323
Capital Projects	-	-	4,951	-	-	4,951
Unassigned:	526,290	-	-	21,775,363	-	22,301,653
TOTAL FUND BALANCES	528,984	1,263,323	4,951	21,775,363	-	23,572,621
TOTAL LIABILITIES & FUND BALANCES	\$ 1,026,909	\$ 1,263,323	\$ 4,951	\$ 21,775,363	\$ 17,320,000	\$ 41,390,546

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 9,523	\$ 9,523	0.00%
Special Assmnts- Tax Collector	1,500,047	1,421,397	(78,650)	94.76%
Other Miscellaneous Revenues	-	2,775	2,775	0.00%
TOTAL REVENUES	1,500,047	1,433,695	(66,352)	95.58%

EXPENDITURES

Administration

Supervisor Fees	12,000	6,385	5,615	53.21%
ProfServ - Dissemination Services	5,000	5,250	(250)	105.00%
ProfServ - Technology Services	1,200	900	300	75.00%
ProfServ - Recording Secretary	4,500	3,375	1,125	75.00%
ProfServ-Tax Collector	-	1,594	(1,594)	0.00%
Trustee Fees	6,500	4,377	2,123	67.34%
ProfServ - Field Services	18,000	14,667	3,333	81.48%
ProfServ - Assessment Roll	5,000	3,750	1,250	75.00%
District Counsel	25,000	25,410	(410)	101.64%
District Engineer	9,500	1,682	7,818	17.71%
ProfServ - Administrative Services	5,500	4,125	1,375	75.00%
ProfServ - District Manager	25,000	18,750	6,250	75.00%
ProfServ - Accounting Services	12,000	9,000	3,000	75.00%
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	357	643	35.70%
ProfServ - Rentals & Leases	1,200	1,471	(271)	122.58%
General Liability Insurance	3,346	4,427	(1,081)	132.31%
Public Officials Insurance	2,738	2,504	234	91.45%
Property & Casualty Insurance	30,244	24,958	5,286	82.52%
Crime Insurance	500	209	291	41.80%
Insurance - Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	786	2,714	22.46%
Bank Fees	200	2,870	(2,670)	1435.00%
Meeting Expense	500	479	21	95.80%
ProfServ - Website Administration	2,400	1,600	800	66.67%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	185,003	147,626	37,377	79.80%

Electric Utility Services

Internet	1,800	1,909	(109)	106.06%
Water Utility Services	20,000	20,405	(405)	102.03%
Gas	10,000	2,967	7,033	29.67%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
Electric Utility Services	45,000	12,509	32,491	27.80%
Streetlights	190,000	76,407	113,593	40.21%
Total Electric Utility Services	266,800	114,197	152,603	42.80%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Debris Cleanup	9,000	735	8,265	8.17%
Contracts - Landscape	477,000	350,798	126,202	73.54%
Landscape - Plant Replacement Program	45,000	36,675	8,325	81.50%
Boundary Walls Maintenance	30,000	-	30,000	0.00%
Landscape - Annuals	18,000	15,186	2,814	84.37%
Landscape - Mulch	35,000	45,725	(10,725)	130.64%
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	26,940	9,180	74.58%
Total Other Physical Environment	722,694	514,903	207,791	71.25%
<u>Road and Street Facilities</u>				
Sidewalk, Pavement, Signage Repairs	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
<u>Parks and Recreation</u>				
Pool - Onsite Monitor	24,000	-	24,000	0.00%
Pest Control - Amenity	2,400	2,226	174	92.75%
Contract - Facility Janitorial	20,000	32,300	(12,300)	161.50%
Pool - Contract	40,000	30,830	9,170	77.08%
Security Monitoring Services	12,000	1,058	10,942	8.82%
Amenity Onsite Staff	87,550	65,663	21,887	75.00%
Facility Janitorial Supplies/Other	3,000	1,244	1,756	41.47%
Pool - R&M	6,000	-	6,000	0.00%
Amenity R&M	20,000	6,700	13,300	33.50%
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	427	573	42.70%
Pool Permits	600	560	40	93.33%
Total Parks and Recreation	240,550	153,582	86,968	63.85%

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>Contingency</u>				
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Miscellaneous Contingency	20,000	15,753	4,247	78.77%
Total Contingency	55,000	15,753	39,247	28.64%
TOTAL EXPENDITURES	1,500,047	946,061	553,986	63.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	487,634	487,634	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Contributions-Private	-	198	198	0.00%
TOTAL FINANCING SOURCES (USES)	-	198	198	0.00%
Net change in fund balance	\$ -	\$ 487,832	\$ 487,832	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		41,152		
FUND BALANCE, ENDING		\$ 528,984		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 38,518	\$ 38,518	0.00%
Special Assmnts- Tax Collector	-	1,227,621	1,227,621	0.00%
Special Assmnts- CDD Collected	1,215,334	-	(1,215,334)	0.00%
TOTAL REVENUES	1,215,334	1,266,139	50,805	104.18%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	315,000	315,000	-	100.00%
Interest Expense	900,334	907,619	(7,285)	100.81%
Total Debt Service	1,215,334	1,222,619	(7,285)	100.60%
TOTAL EXPENDITURES	1,215,334	1,222,619	(7,285)	100.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	43,520	43,520	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,219,803		
FUND BALANCE, ENDING		\$ 1,263,323		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 124	\$ 124	0.00%
TOTAL REVENUES	-	124	124	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	124	124	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,827		
FUND BALANCE, ENDING		\$ 4,951		

Bank Account Statement

Two Rivers North CDD

Wednesday, July 8, 2026

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Bank Account No. 5652

Statement No. 06_26

Statement Date 06/30/2026

G/L Account No. 101001 Balance	701,701.76	Statement Balance	719,565.51
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	701,701.76	Subtotal	719,565.51
Negative Adjustments	0.00	Outstanding Checks	-17,863.75
Ending G/L Balance	701,701.76	Ending Balance	701,701.76

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/05/2026		JE000925	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	9,731.30	9,731.30	0.00
06/15/2026		JE000926	Other Miscellaneous Revenues	Rinush & Hermina Paumi - Ck #345 05/06/2026 - Amenity Card - 9481 Highl	25.00	25.00	0.00
06/15/2026		JE000927	Other Miscellaneous Revenues	Flavio Cabada - Ck #195 05/07/2026 - Key Fob - 6835 Cavacade Drive, Apt.	25.00	25.00	0.00
06/15/2026		JE000928	Other Miscellaneous Revenues	Eric & Rhonda Holder - Ck #2247 05/26/2026 - Pool Cards - 7816 Tuscanny Wo	50.00	50.00	0.00
06/15/2026		JE000929	Other Miscellaneous Revenues	Ottoniel D. Portillo - MO #19-821384519 05/26/2026 - Childers Pool	25.00	25.00	0.00
06/15/2026		JE000930	Other Miscellaneous Revenues	Western Union Money Order - MO #19-821384555 05/29/2026 - C	25.00	25.00	0.00
06/15/2026		JE000933	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	15,871.04	15,871.04	0.00
06/15/2026		JE000934	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Excess	6,667.90	6,667.90	0.00
06/30/2026		JE000939	Interest - Investments	Interest Revenue 06/26	863.38	863.38	0.00
05/29/2026		JE000943	Gas	TECO Credit - Invoice	46.40	46.40	0.00
05/29/2026		JE000944	Gas	TECO Credit - Invoice	0.03	0.03	0.00
Total Deposits					33,330.05	33,330.05	0.00
Checks							
							0.00
05/20/2026	Payment	1656	SAFE TOUCH LLC	Payment of Invoice 002002	-87.50	-87.50	0.00
05/29/2026	Payment	300423	TECO TAMPA ELECTRIC	Inv: 052126-19981-ACH	-63.00	-63.00	0.00
05/29/2026	Payment	300424	TECO TAMPA ELECTRIC	Inv: 052126-26184-ACH	-98.00	-98.00	0.00
05/29/2026	Payment	300430	PASCO COUNTY UTILITIES SERVICE	Inv: 24502245-ACH	-348.45	-348.45	0.00

Bank Account Statement

Two Rivers North CDD

Wednesday, July 8, 2026

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Bank Account No. 5652

Statement No. 06_26

Statement Date

06/30/2026

05/29/2026	Payment	300431	PASCO COUNTY UTILITIES SERVICE	Inv: 24502243-ACH	-12.12	-12.12	0.00
05/29/2026	Payment	300432	PASCO COUNTY UTILITIES SERVICE	Inv: 24502240-ACH	-31.31	-31.31	0.00
05/29/2026	Payment	300433	PASCO COUNTY UTILITIES SERVICE	Inv: 24502237-ACH	-2.02	-2.02	0.00
05/29/2026	Payment	300434	PASCO COUNTY UTILITIES SERVICE	Inv: 24502236-ACH	-5.05	-5.05	0.00
05/29/2026	Payment	300435	PASCO COUNTY UTILITIES SERVICE	Inv: 24502234-ACH	-3.03	-3.03	0.00
05/29/2026	Payment	300436	PASCO COUNTY UTILITIES SERVICE	Inv: 24502233-ACH	-38.38	-38.38	0.00
05/29/2026	Payment	300437	PASCO COUNTY UTILITIES SERVICE	Inv: 24506305-ACH	-174.73	-174.73	0.00
05/29/2026	Payment	300438	PASCO COUNTY UTILITIES SERVICE	Inv: 24502748-ACH	-425.23	-425.23	0.00
05/29/2026	Payment	300439	PASCO COUNTY UTILITIES SERVICE	Inv: 24502253-ACH	-16.16	-16.16	0.00
05/29/2026	Payment	300440	PASCO COUNTY UTILITIES SERVICE	Inv: 24502252-ACH	-4.04	-4.04	0.00
05/29/2026	Payment	300441	PASCO COUNTY UTILITIES SERVICE	Inv: 24502248-ACH	-3.03	-3.03	0.00
05/29/2026	Payment	300442	PASCO COUNTY UTILITIES SERVICE	Inv: 24502244-ACH	-41.41	-41.41	0.00
05/29/2026	Payment	300443	PASCO COUNTY UTILITIES SERVICE	Inv: 24502247-ACH	-3.03	-3.03	0.00
05/29/2026	Payment	300444	PASCO COUNTY UTILITIES SERVICE	Inv: 24502249-ACH	-10.10	-10.10	0.00
05/29/2026	Payment	300445	PASCO COUNTY UTILITIES SERVICE	Inv: 24502750-ACH	-587.78	-587.78	0.00
05/29/2026	Payment	300446	PASCO COUNTY UTILITIES SERVICE	Inv: 24504177-ACH	-61.61	-61.61	0.00
05/29/2026	Payment	300447	PASCO COUNTY UTILITIES SERVICE	Inv: 24502230-ACH	-332.29	-332.29	0.00
06/11/2026	Payment	1660	INFRAMARK LLC	Payment of Invoice 002062	-15,112.50	-15,112.50	0.00
06/11/2026	Payment	1661	NEXTERA ENERGY	Payment of Invoice 002058	-5.00	-5.00	0.00
06/11/2026	Payment	1662	PAGE PER PAGE RISK	Payment of Invoice 002021	-7.06	-7.06	0.00
06/11/2026	Payment	1663	MANAGEMENT ASSOCIATES INC	Payment of Invoice 002024	-11,809.00	-11,809.00	0.00
06/11/2026	Payment	1664	SITEX AQUATICS	Payment of Invoice 002057	-3,100.30	-3,100.30	0.00
06/11/2026	Payment	1665	STRALEY ROBIN VERICKER	Payment of Invoice 002063	-2,781.00	-2,781.00	0.00
06/11/2026	Payment	1666	WEISER SECURITY SERVICES INC	Payment of Invoice 002018	-58.50	-58.50	0.00
06/11/2026	Payment	1668	WEISER SECURITY SERVICES INC	Payment of Invoice 002051	-58.50	-58.50	0.00
06/11/2026	Payment	1669	WEISER SECURITY SERVICES INC	Payment of Invoice 002052	-58.50	-58.50	0.00
06/11/2026	Payment	1670	WEISER SECURITY SERVICES INC	Payment of Invoice 002061	-72.00	-72.00	0.00
06/11/2026	Payment	1671	WEISER SECURITY SERVICES INC	Payment of Invoice 002064	-72.00	-72.00	0.00
06/12/2026	Payment	1672	ALCHEMY POOL SERVICE LLC	Payment of Invoice 002067	-3,000.00	-3,000.00	0.00
06/12/2026	Payment	1673	COASTAL FENCE SERVICES, LLC	Payment of Invoice 002065	-483.00	-483.00	0.00

Bank Account Statement

Two Rivers North CDD

Wednesday, July 8, 2026

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Bank Account No. 5652

Statement No. 06_26

Statement Date

06/30/2026

06/12/2026	Payment	1674	COASTAL FENCE SERVICES, LLC	Payment of Invoice 002066	-900.00	-900.00	0.00
06/12/2026	Payment	1675	JAYMAN ENTERPRISES	Payment of Invoice 002053	-1,925.00	-1,925.00	0.00
06/12/2026	Payment	1676	JAYMAN ENTERPRISES	Payment of Invoice 002054	-1,875.00	-1,875.00	0.00
06/12/2026	Payment	1677	KINGS POWER WASHING SERVICE	Payment of Invoice 002068	-600.00	-600.00	0.00
06/12/2026	Payment	1678	TRULY NOLEN BRANCH 059	Payment of Invoice 002022	-89.00	-89.00	0.00
06/12/2026	Payment	1679	TRULY NOLEN BRANCH 059	Payment of Invoice 002023	-89.00	-89.00	0.00
06/16/2026		JE000931	Bank Fees	Bank Fees 06/16/2026	-448.66	-448.66	0.00
06/17/2026	Payment	300448	CHARTER COMMUNICATION S	Inv: 1665027052426-ACH	-114.68	-114.68	0.00
06/17/2026	Payment	300449	CHARTER COMMUNICATION S	Inv: 1669019060726-ACH	-110.03	-110.03	0.00
06/18/2026	Payment	300450	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2332688-ACH	-40.49	-40.49	0.00
06/18/2026	Payment	300451	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2332690-ACH	-40.83	-40.83	0.00
06/18/2026	Payment	300452	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2332691-ACH	-555.75	-555.75	0.00
06/18/2026	Payment	300453	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2338828-ACH	-40.83	-40.83	0.00
06/18/2026	Payment	300454	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2338832-ACH	-40.72	-40.72	0.00
06/18/2026	Payment	300455	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2277327-ACH	-43.93	-43.93	0.00
06/18/2026	Payment	300456	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2277332-ACH	-48.80	-48.80	0.00
06/18/2026	Payment	300457	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2277333-ACH	-40.72	-40.72	0.00
06/18/2026	Payment	300458	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2277341-ACH	-40.83	-40.83	0.00
06/18/2026	Payment	300459	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2288834-ACH	-4,460.53	-4,460.53	0.00
06/18/2026	Payment	300460	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2288838-ACH	-4,053.21	-4,053.21	0.00
06/18/2026	Payment	300461	WITHLACOOOCHEE RIVER ELECTRIC	Inv: 061026-2296250-ACH	-555.09	-555.09	0.00
06/19/2026	Payment	1680	ANGIE GRUNWALD	Check for Vendor V00101	-200.00	-200.00	0.00
06/19/2026	Payment	1681	CARLOS DE LA OSSA	Check for Vendor V00022	-200.00	-200.00	0.00
06/19/2026	Payment	1682	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
06/19/2026	Payment	1683	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
06/25/2026	Payment	300481	TRUIST - CC	Inv: 060926-1013-ACH	-208.06	-208.06	0.00
06/26/2026	Payment	1684	INFRAMARK LLC	Payment of Invoice 002093	-11.10	-11.10	0.00
06/26/2026	Payment	1685	KELLY ANN EVANS	Payment of Invoice 002090	-184.70	-184.70	0.00
06/26/2026	Payment	1688	WEISER SECURITY SERVICES INC	Payment of Invoice 002069	-65.25	-65.25	0.00
06/26/2026	Payment	1689	WEISER SECURITY SERVICES INC	Payment of Invoice 002070	-65.25	-65.25	0.00

Bank Account Statement

Two Rivers North CDD

Wednesday, July 8, 2026

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Bank Account No. 5652

Statement No. 06_26

Statement Date

06/30/2026

06/26/2026	Payment	1690	WEISER SECURITY SERVICES INC	Payment of Invoice 002091	-67.50	-67.50	0.00
06/26/2026	Payment	1691	WEISER SECURITY SERVICES INC	Payment of Invoice 002092	-67.50	-67.50	0.00
06/22/2026		JE000932	Bank Fees	Service Charges 06/26	-327.40	-327.40	0.00
Total Checks					-56,875.49	-56,875.49	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/11/2026	Payment	1667	WEISER SECURITY SERVICES INC	Payment of Invoice 002019			-4.50
06/25/2026	Payment	300462	PASCO COUNTY UTILITIES SERVICE	Inv: 24672487-ACH			-3.03
06/25/2026	Payment	300463	PASCO COUNTY UTILITIES SERVICE	Inv: 24672500-ACH			-17.17
06/25/2026	Payment	300464	PASCO COUNTY UTILITIES SERVICE	Inv: 24672742-ACH			-384.24
06/25/2026	Payment	300465	PASCO COUNTY UTILITIES SERVICE	Inv: 24674587-ACH			-179.78
06/25/2026	Payment	300466	PASCO COUNTY UTILITIES SERVICE	Inv: 24672494-ACH			-42.42
06/25/2026	Payment	300467	PASCO COUNTY UTILITIES SERVICE	Inv: 24673524-ACH			-60.60
06/25/2026	Payment	300468	PASCO COUNTY UTILITIES SERVICE	Inv: 24672744-ACH			-642.48
06/25/2026	Payment	300469	PASCO COUNTY UTILITIES SERVICE	Inv: 24672498-ACH			-3.03
06/25/2026	Payment	300470	PASCO COUNTY UTILITIES SERVICE	Inv: 24672495-ACH			-4.04
06/25/2026	Payment	300471	PASCO COUNTY UTILITIES SERVICE	Inv: 24672485			-591.86
06/25/2026	Payment	300472	PASCO COUNTY UTILITIES SERVICE	Inv: 24672499-ACH			-3.03
06/25/2026	Payment	300473	PASCO COUNTY UTILITIES SERVICE	Inv: 24672497-ACH			-3.03
06/25/2026	Payment	300474	PASCO COUNTY UTILITIES SERVICE	Inv: 24672496-ACH			-500.96
06/25/2026	Payment	300475	PASCO COUNTY UTILITIES SERVICE	Inv: 24672493-ACH			-12.12
06/25/2026	Payment	300476	PASCO COUNTY UTILITIES SERVICE	Inv: 24672492			-57.57
06/25/2026	Payment	300477	PASCO COUNTY UTILITIES SERVICE	Inv: 24672491			-1.01
06/25/2026	Payment	300478	PASCO COUNTY UTILITIES SERVICE	Inv: 24672490-ACH			-1.01
06/25/2026	Payment	300479	PASCO COUNTY UTILITIES SERVICE	Inv: 24672489-ACH			-4.04
06/25/2026	Payment	300480	PASCO COUNTY UTILITIES SERVICE	Inv: 24672488-ACH			-120.19
06/26/2026	Payment	1686	TRULY NOLEN BRANCH 059	Payment of Invoice 002115			-89.00
06/26/2026	Payment	1687	TRULY NOLEN BRANCH 059	Payment of Invoice 002116			-89.00

Bank Account Statement

Two Rivers North CDD

Bank Account No.

5652

Statement No.

06_26

Statement Date

06/30/2026

06/30/2026	Payment	1692	WEISER SECURITY SERVICES INC	Check for Vendor V00097	-135.00
06/26/2026	Payment	300482	TECO TAMPA ELECTRIC	Inv: 062226-19981-ACH	-63.00
06/26/2026	Payment	300483	TECO TAMPA ELECTRIC	Inv: 062226-26184-ACH	-98.77
06/30/2026	Payment	1693	TWO RIVERS NORTH CDD	Check for Vendor V00008	-14,752.87
Total Outstanding Checks					-17,863.75

Outstanding Deposits

Total Outstanding Deposits

***Two Rivers North
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 646,569	\$ -	\$ -	\$ -	\$ -	\$ 646,569
Due From Other Funds	-	-	38	-	-	38
Investments:						
Acquisition & Construction Account	-	-	4,926	-	-	4,926
Reserve Fund	-	608,939	-	-	-	608,939
Revenue Fund	-	657,724	-	-	-	657,724
Prepaid Items	2,694	-	-	-	-	2,694
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	-	-	-	-	1,266,663	1,266,663
Amount To Be Provided	-	-	-	-	16,053,337	16,053,337
TOTAL ASSETS	\$ 971,776	\$ 1,266,663	\$ 4,964	\$ 21,775,363	\$ 17,320,000	\$ 41,338,766
LIABILITIES						
Accounts Payable	\$ 134,530	\$ -	\$ -	\$ -	\$ -	\$ 134,530
Due To Developer	318,726	-	-	-	-	318,726
Deferred Revenue	97,000	-	-	-	-	97,000
Bonds Payable	-	-	-	-	17,320,000	17,320,000
Due To Other Funds	38	-	-	-	-	38
TOTAL LIABILITIES	550,294	-	-	-	17,320,000	17,870,294

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022				GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND			
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	2,694	-	-	-	-		2,694
Restricted for:							
Debt Service	-	1,266,663	-	-	-		1,266,663
Capital Projects	-	-	4,964	-	-		4,964
Unassigned:	418,788	-	-	21,775,363	-		22,194,151
TOTAL FUND BALANCES	421,482	1,266,663	4,964	21,775,363	-		23,468,472
TOTAL LIABILITIES & FUND BALANCES	\$ 971,776	\$ 1,266,663	\$ 4,964	\$ 21,775,363	\$ 17,320,000		\$ 41,338,766

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,339	\$ 10,339	0.00%
Special Assmnts- Tax Collector	1,500,047	1,421,397	(78,650)	94.76%
Other Miscellaneous Revenues	-	3,700	3,700	0.00%
TOTAL REVENUES	1,500,047	1,435,436	(64,611)	95.69%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,385	5,615	53.21%
ProfServ - Dissemination Services	5,000	5,667	(667)	113.34%
ProfServ - Technology Services	1,200	1,000	200	83.33%
ProfServ - Recording Secretary	4,500	3,750	750	83.33%
ProfServ-Tax Collector	-	1,594	(1,594)	0.00%
Trustee Fees	6,500	4,377	2,123	67.34%
ProfServ - Field Services	18,000	17,333	667	96.29%
ProfServ - Assessment Roll	5,000	4,167	833	83.34%
District Counsel	25,000	28,293	(3,293)	113.17%
District Engineer	9,500	2,870	6,630	30.21%
ProfServ - Administrative Services	5,500	4,583	917	83.33%
ProfServ - District Manager	25,000	20,833	4,167	83.33%
ProfServ - Accounting Services	12,000	10,000	2,000	83.33%
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	372	628	37.20%
ProfServ - Rentals & Leases	1,200	1,647	(447)	137.25%
General Liability Insurance	3,346	4,427	(1,081)	132.31%
Public Officials Insurance	2,738	2,504	234	91.45%
Property & Casualty Insurance	30,244	24,958	5,286	82.52%
Crime Insurance	500	209	291	41.80%
Insurance - Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	856	2,644	24.46%
Bank Fees	200	3,201	(3,001)	1600.50%
Meeting Expense	500	479	21	95.80%
ProfServ - Website Administration	2,400	1,800	600	75.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	185,003	160,005	24,998	86.49%
<u>Electric Utility Services</u>				
Internet	1,800	2,249	(449)	124.94%
Water Utility Services	20,000	22,935	(2,935)	114.68%
Gas	10,000	6,654	3,346	66.54%
Electric Utility Services	45,000	14,422	30,578	32.05%
Streetlights	190,000	84,940	105,060	44.71%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Total Electric Utility Services	266,800	131,200	135,600	49.18%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Debris Cleanup	9,000	735	8,265	8.17%
Contracts - Landscape	477,000	389,860	87,140	81.73%
Landscape - Plant Replacement Program	45,000	45,057	(57)	100.13%
Boundary Walls Maintenance	30,000	-	30,000	0.00%
Landscape - Annuals	18,000	15,186	2,814	84.37%
Landscape - Mulch	35,000	47,392	(12,392)	135.41%
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	8,687	1,313	86.87%
Aquatic Maintenance - Contract	36,120	29,950	6,170	82.92%
Total Other Physical Environment	722,694	567,999	154,695	78.59%
<u>Road and Street Facilities</u>				
Sidewalk, Pavement, Signage Repairs	30,000	-	30,000	0.00%
Total Road and Street Facilities	30,000	-	30,000	0.00%
<u>Parks and Recreation</u>				
Pool - Onsite Monitor	24,000	6,278	17,722	26.16%
Pest Control - Amenity	2,400	2,404	(4)	100.17%
Contract - Facility Janitorial	20,000	35,050	(15,050)	175.25%
Pool - Contract	40,000	34,580	5,420	86.45%
Security Monitoring Services	12,000	1,877	10,123	15.64%
Amenity Onsite Staff	87,550	72,958	14,592	83.33%
Facility Janitorial Supplies/Other	3,000	1,346	1,654	44.87%
Pool - R&M	6,000	725	5,275	12.08%
Amenity R&M	20,000	9,528	10,472	47.64%
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	6,968	3,032	69.68%
Office Supplies	1,000	427	573	42.70%
Pool Permits	600	560	40	93.33%
Total Parks and Recreation	240,550	178,754	61,796	74.31%
<u>Contingency</u>				
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Miscellaneous Contingency	20,000	17,346	2,654	86.73%
Total Contingency	55,000	17,346	37,654	31.54%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	1,500,047	1,055,304	444,743	70.35%
Excess (deficiency) of revenues Over (under) expenditures	-	380,132	380,132	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Contributions-Private	-	198	198	0.00%
TOTAL FINANCING SOURCES (USES)	-	198	198	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 380,330</u>	<u>\$ 380,330</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		41,152		
FUND BALANCE, ENDING		<u>\$ 421,482</u>		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2022 Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41,858	\$ 41,858	0.00%
Special Assmnts- Tax Collector	-	1,227,621	1,227,621	0.00%
Special Assmnts- CDD Collected	1,215,334	-	(1,215,334)	0.00%
TOTAL REVENUES	1,215,334	1,269,479	54,145	104.46%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	315,000	315,000	-	100.00%
Interest Expense	900,334	907,619	(7,285)	100.81%
Total Debt Service	1,215,334	1,222,619	(7,285)	100.60%
TOTAL EXPENDITURES	1,215,334	1,222,619	(7,285)	100.60%
Excess (deficiency) of revenues Over (under) expenditures	-	46,860	46,860	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,219,803		
FUND BALANCE, ENDING		\$ 1,266,663		

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2022 Capital Projects Fund (304)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 137	\$ 137	0.00%
TOTAL REVENUES	-	137	137	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	137	137	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,827		
FUND BALANCE, ENDING		\$ 4,964		

Bank Account Statement

Two Rivers North CDD

Wednesday, August 5, 2026

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Bank Account No. 5652

Statement No. 07_26

Statement Date 07/31/2026

G/L Account No. 101001 Balance	646,568.93	Statement Balance	649,463.14
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	646,568.93	Subtotal	649,463.14
Negative Adjustments	0.00	Outstanding Checks	-2,894.21
Ending G/L Balance	646,568.93	Ending Balance	646,568.93

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2026		JE000935	Other Miscellaneous Revenues	Ivette Gallego - MO #2241152615 05/05/2026 - Clubhouse Rental	100.00	100.00	0.00
07/01/2026		JE000936	Other Miscellaneous Revenues	Clarence & Jeannette Smith - Ck #3609 05/26/2026 - Clubhouse Rental - 2802 W	100.00	100.00	0.00
07/01/2026		JE000937	Other Miscellaneous Revenues	Martha Chacon - MO #19- 821384780 06/08/2026 - Childers Pool Card - 2077 L	25.00	25.00	0.00
07/01/2026		JE000938	Other Miscellaneous Revenues	Norma Garza - MO #19- 821384784 06/08/2026 - Childers Pool Card - 34659	25.00	25.00	0.00
07/27/2026		JE000945	Other Miscellaneous Revenues	Obada Altafhan & Mageda El Moubarak - Ck #111 06/25/2026 - Gathering Ro	50.00	50.00	0.00
07/27/2026		JE000946	Other Miscellaneous Revenues	Ahmad Amr & Miada Saleh - Ck #113 07/09/2026 - Clubhouse Rental	50.00	50.00	0.00
07/27/2026		JE000947	Other Miscellaneous Revenues	Beniakrou Adunlin - Ck #319539 07/09/2026 - Key Fob - 35016 Ackley Trace	25.00	25.00	0.00
07/27/2026		JE000948	Other Miscellaneous Revenues	Stephen & Marcela Rudd - Ck #1469 07/22/2026 - Pool Cards - 12472 Stream	25.00	25.00	0.00
07/27/2026		JE000949	Other Miscellaneous Revenues	Robert & Amy Grim - Ck #4483 03/18/2026 - Clubhouse Rental - 06/06/2	50.00	50.00	0.00
07/27/2026		JE000950	Other Miscellaneous Revenues	Sagar Sidhpura - Ck #3605 06/03/2026 - Clubhouse Rental - 35974 Sunflower H	100.00	100.00	0.00
07/27/2026		JE000951	Other Miscellaneous Revenues	Robert & Amy Grim - Ck #4484 06/10/2026 - Clubhouse Rental - 08/05/2	50.00	50.00	0.00
07/27/2026		JE000952	Other Miscellaneous Revenues	Tanya Lea - MO #9598910761 06/16/2026 - Childers Pool Cards	50.00	50.00	0.00

Bank Account Statement

Two Rivers North CDD

Wednesday, August 5, 2026

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Bank Account No. 5652

Statement No. 07_26

Statement Date

07/31/2026

07/27/2026	JE000953	Other Miscellaneous Revenues	Owen & Sara Negron Gonzalez - Ck #466 06/17/2026 - Clubhouse Re	50.00	50.00	0.00
07/27/2026	JE000954	Other Miscellaneous Revenues	Mia O'Ferrall - Ck #0127 06/22/2026 - Community Center Key - 2546 Leonia L	25.00	25.00	0.00
07/27/2026	JE000955	Other Miscellaneous Revenues	Teresa & Kevin Levi - Ck #2519 06/25/2026 - Pool Fob - 2760 Gardiner Lane	25.00	25.00	0.00
07/27/2026	JE000956	Other Miscellaneous Revenues	Danilo Garcia - MO #19- 714722453 07/02/2026 - Pool Fob - 36092 Sunflower	25.00	25.00	0.00
07/27/2026	JE000957	Other Miscellaneous Revenues	Eric Jarmaillo - MO #2237106059 07/02/2026 - Key Fob	25.00	25.00	0.00
07/27/2026	JE000958	Other Miscellaneous Revenues	Lepakshi Reddy Gollapalle - Ck #1065 07/02/2026 - Key Fob	25.00	25.00	0.00
07/27/2026	JE000959	Other Miscellaneous Revenues	Agusto Cesar Celis - Ck #046 07/09/2026 - Clubhouse Rental	100.00	100.00	0.00
07/14/2026	JE000960	Gas	Credit on TECO Inv	0.96	0.96	0.00
07/14/2026	JE000961	Gas	Credit on TECO Inv	7.54	7.54	0.00
07/31/2026	JE000963	Interest - Investments	Interest Revenue 07/26	816.48	816.48	0.00
Total Deposits				1,749.98	1,749.98	0.00

Checks

							0.00
06/11/2026	Payment	1667	WEISER SECURITY SERVICES INC	Payment of Invoice 002019	-4.50	-4.50	0.00
06/25/2026	Payment	300462	PASCO COUNTY UTILITIES SERVICE	Inv: 24672487-ACH	-3.03	-3.03	0.00
06/25/2026	Payment	300463	PASCO COUNTY UTILITIES SERVICE	Inv: 24672500-ACH	-17.17	-17.17	0.00
06/25/2026	Payment	300464	PASCO COUNTY UTILITIES SERVICE	Inv: 24672742-ACH	-384.24	-384.24	0.00
06/25/2026	Payment	300465	PASCO COUNTY UTILITIES SERVICE	Inv: 24674587-ACH	-179.78	-179.78	0.00
06/25/2026	Payment	300466	PASCO COUNTY UTILITIES SERVICE	Inv: 24672494-ACH	-42.42	-42.42	0.00
06/25/2026	Payment	300467	PASCO COUNTY UTILITIES SERVICE	Inv: 24673524-ACH	-60.60	-60.60	0.00
06/25/2026	Payment	300468	PASCO COUNTY UTILITIES SERVICE	Inv: 24672744-ACH	-642.48	-642.48	0.00
06/25/2026	Payment	300469	PASCO COUNTY UTILITIES SERVICE	Inv: 24672498-ACH	-3.03	-3.03	0.00
06/25/2026	Payment	300470	PASCO COUNTY UTILITIES SERVICE	Inv: 24672495-ACH	-4.04	-4.04	0.00
06/25/2026	Payment	300471	PASCO COUNTY UTILITIES SERVICE	Inv: 24672485	-591.86	-591.86	0.00
06/25/2026	Payment	300472	PASCO COUNTY UTILITIES SERVICE	Inv: 24672499-ACH	-3.03	-3.03	0.00
06/25/2026	Payment	300473	PASCO COUNTY UTILITIES SERVICE	Inv: 24672497-ACH	-3.03	-3.03	0.00
06/25/2026	Payment	300474	PASCO COUNTY UTILITIES SERVICE	Inv: 24672496-ACH	-500.96	-500.96	0.00

Bank Account Statement

Two Rivers North CDD

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Bank Account No. 5652

Statement No. 07_26

Statement Date

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06/25/2026	Payment	300475	PASCO COUNTY UTILITIES SERVICE	Inv: 24672493-ACH	-12.12	-12.12	0.00
06/25/2026	Payment	300476	PASCO COUNTY UTILITIES SERVICE	Inv: 24672492	-57.57	-57.57	0.00
06/25/2026	Payment	300477	PASCO COUNTY UTILITIES SERVICE	Inv: 24672491	-1.01	-1.01	0.00
06/25/2026	Payment	300478	PASCO COUNTY UTILITIES SERVICE	Inv: 24672490-ACH	-1.01	-1.01	0.00
06/25/2026	Payment	300479	PASCO COUNTY UTILITIES SERVICE	Inv: 24672489-ACH	-4.04	-4.04	0.00
06/25/2026	Payment	300480	PASCO COUNTY UTILITIES SERVICE	Inv: 24672488-ACH	-120.19	-120.19	0.00
06/26/2026	Payment	1686	TRULY NOLEN BRANCH 059	Payment of Invoice 002115	-89.00	-89.00	0.00
06/26/2026	Payment	1687	TRULY NOLEN BRANCH 059	Payment of Invoice 002116	-89.00	-89.00	0.00
06/30/2026	Payment	1692	WEISER SECURITY SERVICES INC	Check for Vendor V00097	-135.00	-135.00	0.00
06/26/2026	Payment	300482	TECO TAMPA ELECTRIC	Inv: 062226-19981-ACH	-63.00	-63.00	0.00
06/26/2026	Payment	300483	TECO TAMPA ELECTRIC	Inv: 062226-26184-ACH	-98.77	-98.77	0.00
06/30/2026	Payment	1693	TWO RIVERS NORTH CDD	Check for Vendor V00008	-14,752.87	-14,752.87	0.00
07/01/2026	Payment	1694	ALCHEMY POOL SERVICE LLC	Check for Vendor V00042	-3,750.00	-3,750.00	0.00
07/01/2026	Payment	1695	US BANK	Check for Vendor V00024	-4,040.63	-4,040.63	0.00
07/08/2026	Payment	1696	WEISER SECURITY SERVICES INC	Check for Vendor V00097	-135.00	-135.00	0.00
07/09/2026	Payment	300484	COMMUNICATION S	Inv: 1665027062426-ACH	-114.68	-114.68	0.00
07/08/2026	Payment	DD347	SPARK ENERGY GAS LLC	Payment of Invoice 002139	-3,505.80	-3,505.80	0.00
07/14/2026	Payment	1697	COASTAL FENCE SERVICES, LLC	Check for Vendor V00082	-2,705.00	-2,705.00	0.00
07/14/2026	Payment	1698	JAYMAN ENTERPRISES	Check for Vendor V00047	-3,500.00	-3,500.00	0.00
07/14/2026	Payment	1699	KINGS POWER WASHING SERVICE	Check for Vendor V00050	-725.00	-725.00	0.00
07/14/2026	Payment	1700	NEXTERA ENERGY	Check for Vendor V00059	-5.00	-5.00	0.00
07/14/2026	Payment	1701	SIGNAL 88, LLC	Check for Vendor V00078	-279.04	-279.04	0.00
07/14/2026	Payment	1702	WEISER SECURITY SERVICES INC	Check for Vendor V00097	-135.00	-135.00	0.00
07/22/2026	Payment	1703	INFRAMARK LLC	Payment of Invoice 002142	-15,112.50	-15,112.50	0.00
07/22/2026	Payment	1704	SIGNAL 88, LLC	Payment of Invoice 002148	-2,371.84	-2,371.84	0.00
07/22/2026	Payment	1705	SITEX AQUATICS	Payment of Invoice 002131	-3,100.30	-3,100.30	0.00
07/22/2026	Payment	1706	STRALEY ROBIN VERICKER	Payment of Invoice 002162	-2,883.00	-2,883.00	0.00
07/22/2026	Payment	1707	WEISER SECURITY SERVICES INC	Payment of Invoice 002163	-67.50	-67.50	0.00
07/23/2026	Payment	300485	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2277327-ACH	-44.26	-44.26	0.00
07/23/2026	Payment	300486	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2277332-ACH	-49.95	-49.95	0.00
07/23/2026	Payment	300487	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2277333-ACH	-40.73	-40.73	0.00

Bank Account Statement

Two Rivers North CDD

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Bank Account No. 5652

Statement No. 07_26

Statement Date

07/31/2026

07/23/2026	Payment	300488	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2277341-ACH	-40.96	-40.96	0.00
07/23/2026	Payment	300489	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2332690-ACH	-40.96	-40.96	0.00
07/23/2026	Payment	300490	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2332691-ACH	-880.83	-880.83	0.00
07/23/2026	Payment	300491	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2338828-ACH	-40.96	-40.96	0.00
07/23/2026	Payment	300492	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2338832-ACH	-40.85	-40.85	0.00
07/23/2026	Payment	300493	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2332688-ACH	-40.61	-40.61	0.00
07/23/2026	Payment	300496	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2296250-ACH	-692.14	-692.14	0.00
07/23/2026	Payment	300497	CHARTER COMMUNICATION S	Inv: 1669019070726-ACH	-110.11	-110.11	0.00
07/23/2026	Payment	300494	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2288834-ACH	-4,470.38	-4,470.38	0.00
07/23/2026	Payment	300495	WITHLACOOCHEE RIVER ELECTRIC	Inv: 071326-2288838-ACH	-4,062.21	-4,062.21	0.00
07/23/2026	Payment	300510	TRUIST - CC	Inv: 070926-1013	-672.61	-672.61	0.00
07/21/2026		JE000962	Bank Fees	Service Charge 07/26	-330.75	-330.75	0.00
Total Checks					-71,852.35	-71,852.35	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/28/2026	Payment	300498	TECO TAMPA ELECTRIC	Inv: 072226-26184-ACH		-116.00
07/28/2026	Payment	300499	TECO TAMPA ELECTRIC	Inv: 072226-19981-ACH		-63.00
07/28/2026	Payment	300500	PASCO COUNTY UTILITIES SERVICE	Inv: 24847854-ACH		-405.44
07/28/2026	Payment	300501	PASCO COUNTY UTILITIES SERVICE	Inv: 24847613-ACH		-13.13
07/28/2026	Payment	300502	PASCO COUNTY UTILITIES SERVICE	Inv: 24847612-ACH		-6.06
07/28/2026	Payment	300503	PASCO COUNTY UTILITIES SERVICE	Inv: 24847608-ACH		-393.90
07/28/2026	Payment	300504	PASCO COUNTY UTILITIES SERVICE	Inv: 24847606-ACH		-13.13
07/28/2026	Payment	300505	PASCO COUNTY UTILITIES SERVICE	Inv: 24847605-ACH		-57.57
07/28/2026	Payment	300506	PASCO COUNTY UTILITIES SERVICE	Inv: 24847607-ACH		-23.23
07/28/2026	Payment	300507	PASCO COUNTY UTILITIES SERVICE	Inv: 24847601-ACH		-3.03
07/28/2026	Payment	300508	PASCO COUNTY UTILITIES SERVICE	Inv: 24847602-ACH		-6.06
07/28/2026	Payment	300509	PASCO COUNTY UTILITIES SERVICE	Inv: 24847856-ACH		-736.26
07/29/2026	Payment	1708	BUSINESS OBSERVER	Payment of Invoice 002181		-70.00

Bank Account Statement

Two Rivers North CDD

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Bank Account No. 5652

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Statement Date

07/31/2026

07/28/2026	Payment	300511	PASCO COUNTY UTILITIES SERVICE	Inv: 24847610-ACH	-6.06
07/28/2026	Payment	300512	PASCO COUNTY UTILITIES SERVICE	Inv: 24849695-ACH	-181.80
07/28/2026	Payment	300513	PASCO COUNTY UTILITIES SERVICE	Inv: 24847604-ACH	-2.02
07/28/2026	Payment	300514	PASCO COUNTY UTILITIES SERVICE	Inv: 24847600-ACH	-103.02
07/28/2026	Payment	300515	PASCO COUNTY UTILITIES SERVICE	Inv: 24847599-ACH	-523.18
07/28/2026	Payment	300516	PASCO COUNTY UTILITIES SERVICE	Inv: 24848636-ACH	-46.46
07/28/2026	Payment	300517	PASCO COUNTY UTILITIES SERVICE	Inv: 24847611-ACH	-10.10
07/30/2026	Payment	300518	CHARTER COMMUNICATION S	Inv: 1665027072426-ACH	-114.76
Total Outstanding Checks					-2,894.21

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Administrative Services	531148-51301	\$458.33
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Assessment Roll	531141-51301	\$416.67
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Dissemination Services	531012-51301	\$416.67
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - District Manager	531150-51301	\$2,083.33
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Field Services	531122-51301	\$2,666.67
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	Amenity Onsite Staff	534215-57201	\$7,295.83
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Recording Secretary	531036-51301	\$375.00
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Rentals & Leases	544025-51301	\$100.00
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Technology Services	531020-51301	\$100.00
001	1660	06/11/26	INFRAMARK LLC	181300	District Management Fees 06/26	ProfServ - Website Administration	549936-51301	\$200.00
001	1661	06/11/26	NEXTERA ENERGY	35688130	Gas 04/22/26-05/20/26	Gas	543019-53100	\$5.00
001	1662	06/11/26	PAGE PER PAGE	PRC-051926-16978	Postage for FY 2027 Proposed Budget 05/26	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$7.06
001	1663	06/11/26	RISK MANAGEMENT ASSOCIATES INC	24841165	Policy #PK FL1 0294981 25-01 05/01/26-10/01/26	Property & Casualty Insurance	545009-51301	\$8,288.00
001	1663	06/11/26	RISK MANAGEMENT ASSOCIATES INC	24841165	Policy #PK FL1 0294981 25-01 05/01/26-10/01/26	General Liability Insurance	545002-51301	\$2,306.00
001	1663	06/11/26	RISK MANAGEMENT ASSOCIATES INC	24841165	Policy #PK FL1 0294981 25-01 05/01/26-10/01/26	Public Officials Insurance	545008-51301	\$1,006.00
001	1663	06/11/26	RISK MANAGEMENT ASSOCIATES INC	24841165	Policy #PK FL1 0294981 25-01 05/01/26-10/01/26	Crime Insurance	545013-51301	\$209.00
001	1664	06/11/26	SITEX AQUATICS	11156-B	Aquatic Maintenance, Drone Reports & Fuel Surcharge 06/26	Aquatic Maintenance - Contract	546995-53908	\$2,935.00
001	1664	06/11/26	SITEX AQUATICS	11156-B	Aquatic Maintenance, Drone Reports & Fuel Surcharge 06/26	Miscellaneous Contingency	549900-58200	\$165.30
001	1665	06/11/26	STRALEY ROBIN VERICKER	28540	District Counsel 05/26	District Counsel	531146-51301	\$2,781.00
001	1666	06/11/26	WEISER SECURITY SERVICES INC	1267250	SECURITY MONITORING - LANIER-CYBER 05/08/26-05/14/26	Security Monitoring Services	534162-57201	\$58.50
001	1667	06/11/26	WEISER SECURITY SERVICES INC	1267251	SECURITY MONITORING - WIDewater CYBER 05/08/26-05/14/26	Security Monitoring Services	534162-57201	\$4.50
001	1668	06/11/26	WEISER SECURITY SERVICES INC	1268536	SECURITY MONITORING 05/15/26-05/21/26 WIDewater CYBER	Security Monitoring Services	534162-57201	\$58.50
001	1669	06/11/26	WEISER SECURITY SERVICES INC	1268535	SECURITY MONITORING 05/15/26-05/21/26 LANIER-CYBER	Security Monitoring Services	534162-57201	\$58.50
001	1670	06/11/26	WEISER SECURITY SERVICES INC	1269475	Security Monitoring 05/22/26-05/28/26 - Lanier-Cyber	Security Monitoring Services	534162-57201	\$72.00
001	1671	06/11/26	WEISER SECURITY SERVICES INC	1269476	Security Monitoring 05/22/26-05/28/26 - WIdewater Cyber	Security Monitoring Services	534162-57201	\$72.00
001	1672	06/12/26	ALCHEMY POOL SERVICE LLC	000816	Commercial Pool Services 05/31/26-06/28/26	Pool - Contract	534149-57201	\$3,000.00
001	1673	06/12/26	COASTAL FENCE SERVICES, LLC	121	Service Call - Clubhouse Men's Bathroom 06/26	Amenity R&M	546176-57201	\$483.00
001	1674	06/12/26	COASTAL FENCE SERVICES, LLC	103	Replace Fire Pit Equipment 04/26	Amenity R&M	546176-57201	\$900.00
001	1675	06/12/26	JAYMAN ENTERPRISES	4585	Janitorial Services & Dog Station Maintenance & Party Clean-Up 05/26 - Northwater	Contract - Facility Janitorial	534026-57201	\$1,525.00
001	1675	06/12/26	JAYMAN ENTERPRISES	4585	Janitorial Services & Dog Station Maintenance & Party Clean-Up 05/26 - Northwater	Miscellaneous Contingency	549900-58200	\$400.00
001	1676	06/12/26	JAYMAN ENTERPRISES	4584	Janitorial Services & Dog Station Maintenance & Party Clean-Up 05/26 - Childers	Contract - Facility Janitorial	534026-57201	\$1,525.00
001	1676	06/12/26	JAYMAN ENTERPRISES	4584	Janitorial Services & Dog Station Maintenance & Party Clean-Up 05/26 - Childers	Miscellaneous Contingency	549900-58200	\$350.00
001	1677	06/12/26	KINGS POWER WASHING SERVICE	1252	Pool Deck Cleaning 06/26	Amenity R&M	546176-57201	\$600.00
001	1678	06/12/26	TRULY NOLEN BRANCH 059	590313410	Pest Control - Lanier 05/26	Pest Control - Amenity	531170-57201	\$89.00
001	1679	06/12/26	TRULY NOLEN BRANCH 059	590313149	Pest Control - WIdewater 05/26	Pest Control - Amenity	531170-57201	\$89.00
001	1680	06/19/26	ANGIE GRUNWALD	AG-061626	BOARD 06/16/2026	Supervisor Fees	511100-51301	\$200.00
001	1681	06/19/26	CARLOS DE LA OSSA	CO-061626	BOARD 06/16/2026	Supervisor Fees	511100-51301	\$200.00
001	1682	06/19/26	NICHOLAS J. DISTER	ND-061626	BOARD 06/16/2026	Supervisor Fees	511100-51301	\$200.00
001	1683	06/19/26	THOMAS R. SPENCE	TS-061626	BOARD 06/16/26	Supervisor Fees	511100-51101	\$200.00
001	1684	06/26/26	INFRAMARK LLC	182477	Postage 05/26	Postage, Phone, Faxes, Copies, Mailings	541024-51301	\$11.10
001	1685	06/26/26	KELLY ANN EVANS	KE-061626A	BOARD 06/16/26	Supervisor Fees	511100-51101	\$200.00
001	1685	06/26/26	KELLY ANN EVANS	KE-061626A	BOARD 06/16/26	Payroll Taxes	521004-51101	(\$2.90)
001	1685	06/26/26	KELLY ANN EVANS	KE-061626A	BOARD 06/16/26	Payroll Taxes	521004-51101	(\$12.40)
001	1686	06/26/26	TRULY NOLEN BRANCH 059	590315491	Pest Control - WIdewater 06/26	Pest Control - Amenity	531170-57201	\$89.00
001	1687	06/26/26	TRULY NOLEN BRANCH 059	590315722	Pest Control - Lanier 06/26	Pest Control - Amenity	531170-57201	\$89.00
001	1688	06/26/26	WEISER SECURITY SERVICES INC	1270492	Weekly Billing 05/29/2026- 06/04/2026 - WIdewater - Cyber	Security Monitoring Services	534162-57201	\$65.25
001	1689	06/26/26	WEISER SECURITY SERVICES INC	1270491	Weekly Billing 05/29/2026- 06/04/2026 - Lanier - Cyber	Security Monitoring Services	534162-57201	\$65.25
001	1690	06/26/26	WEISER SECURITY SERVICES INC	1271257	Weekly Billing 06/05/2026- 06/11/2026 - Cyber Hours - WIdewater Cyber	Security Monitoring Services	534162-57201	\$67.50
001	1691	06/26/26	WEISER SECURITY SERVICES INC	1271256	Weekly Billing 06/05/2026- 06/11/2026 - Cyber Hours - Lanier Cyber	Security Monitoring Services	534162-57201	\$67.50
001	1692	06/30/26	WEISER SECURITY SERVICES INC	1272481	Weekly Billing 06/12/2026- 06/18/2026 - Cyber Hours - Lanier	Security Monitoring Services	534162-57201	\$67.50
001	1692	06/30/26	WEISER SECURITY SERVICES INC	1272482	Weekly Billing 06/12/2026- 06/18/2026 - Cyber Hours - WIdewater Cyber	Security Monitoring Services	534162-57201	\$67.50
001	300448	06/17/26	CHARTER COMMUNICATIONS	1665027052426-ACH	1990 Lanier Road Voice & Internet Services 05/24/26-06/23/26	Internet	541022-53100	\$114.68
001	300449	06/17/26	CHARTER COMMUNICATIONS	1669019060726-ACH	2689 WIdewater Way Construction Trailer Voice & Internet Services 06/07/26-07/06/26	Internet	541022-53100	\$110.03
001	300450	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2332688-ACH	35370 Sunflower Hill Drive - Irrigation Control 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$40.49
001	300451	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2332690-ACH	35570 Lockman Way - Irrigation Control 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$40.83
001	300452	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2332691-ACH	2689 WIdewater Way - Amenity Center 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$555.75
001	300453	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2338828-ACH	2512 Lanier Road 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$40.83
001	300454	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2338832-ACH	35251 Gravelly Drive - Irrigation 1 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$40.72
001	300455	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2277327-ACH	2455 Childers Way - Entry Sign 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$43.93
001	300456	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2277332-ACH	2499 WIdewater Way - Panel S1 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$48.80
001	300457	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2277333-ACH	2556 Birney Run - Panel IR1 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$40.72
001	300458	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2277341-ACH	2574 WIdewater Way - Panel IR2 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$40.83
001	300459	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2288834-ACH	Streetlights 06/10/26	Streetlights	543062-53100	\$4,460.53
001	300460	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2288838-ACH	Streetlights 06/10/26	Streetlights	543062-53100	\$4,053.21
001	300461	06/18/26	WITHLACOOCHEE RIVER ELECTRIC	061026-2296250-ACH	1990 Lanier Road - Amenity Center 05/07/26-06/05/26	Electric Utility Services	543041-53100	\$555.09
001	300462	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672487-ACH	35131 Ackley Trace Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$3.03
001	300463	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672500-ACH	35576 Lockman Way Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$17.17
001	300464	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672742-ACH	South of Chancey Road and Diana Drive 05/06/26-06/04/26	Water Utility Services	543018-53100	\$384.24
001	300465	06/25/26	PASCO COUNTY UTILITIES SERVICE	24674587-ACH	35738 Lockman Way Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$179.78
001	300466	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672494-ACH	35820 Sunflower Hill Drive 1 Inch Reclaim #1 05/06/26-06/04/26	Water Utility Services	543018-53100	\$42.42
001	300467	06/25/26	PASCO COUNTY UTILITIES SERVICE	24673524-ACH	1920 Webbstone Way 05/06/26-06/04/26	Water Utility Services	543018-53100	\$60.60
001	300468	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672744-ACH	1990 Lanier Road Amenity Center 05/06/26-06/04/26	Water Utility Services	543018-53100	\$642.48
001	300469	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672498-ACH	35370 Sunflower Hill Drive 1 Inch Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$3.03
001	300470	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672495-ACH	2929 Anata Drive 1 Inch Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$4.04

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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	300471	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672485	2471 Childers Way 1.5 Inch Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$591.86
001	300472	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672499-ACH	2903 Gardiner Lane Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$3.03
001	300473	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672497-ACH	35301 Sunflower Hill Drive 1 Inch Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$3.03
001	300474	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672496-ACH	2574 Widewater Way 2 Inch Reclaim #2 05/06/26-06/04/26	Water Utility Services	543018-53100	\$500.96
001	300475	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672493-ACH	2556 Birney Run 1.5 Inch Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$12.12
001	300476	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672492	34959 Kircher Drive Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$57.57
001	300477	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672491	34846 Kircher Drive Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$1.01
001	300478	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672490-ACH	34843 Kircher Drive Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$1.01
001	300479	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672489-ACH	35233 Gravelly Drive Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$4.04
001	300480	06/25/26	PASCO COUNTY UTILITIES SERVICE	24672488-ACH	2008 Lanier Road Reclaim 05/06/26-06/04/26	Water Utility Services	543018-53100	\$120.19
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Miscellaneous Contingency	549900-58200	\$33.98
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Amenity R&M	546176-57201	\$12.68
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Amenity R&M	546176-57201	\$73.41
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Amenity R&M	546176-57201	\$4.16
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Amenity R&M	546176-57201	(\$35.28)
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Amenity R&M	546176-57201	\$45.95
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Office Supplies	551002-57201	\$53.94
001	300481	06/25/26	TRUIST - CC	060926-1013-ACH	Credit Card Purchases 05/14/26-06/04/26	Facility Janitorial Supplies/Other	534349-57201	\$19.22
001	300482	06/26/26	TECO TAMPA ELECTRIC	062226-19981-ACH	2689 Widewater Way Gas 05/21/26-06/17/26	Gas	543019-53100	\$63.00
001	300483	06/26/26	TECO TAMPA ELECTRIC	062226-26184-ACH	1990 Lanier Rd., Amenities Gas 05/21/26-06/17/26	Gas	543019-53100	\$98.77
Fund Total								\$56,862.04

SERIES 2022 DEBT SERVICE FUND - 204

204	1693	06/30/26	TWO RIVERS NORTH CDD	06302026-0630	SERIES 2022 FY26 DS	Cash in Transit	103200	\$14,752.87
Fund Total								\$14,752.87

Total Checks Paid	\$71,614.91
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1694	07/01/26	ALCHEMY POOL SERVICE LLC	000824	Commercial Pool Services 07/26	Pool - Contract	534149-57201	\$3,750.00
001	1695	07/01/26	US BANK	8229429	Trustee Fees S2022 06/01/2026-05/31/2027	Trustee Fees	531045-51301	\$1,346.88
001	1695	07/01/26	US BANK	8229429	Trustee Fees S2022 06/01/2026-05/31/2027	Prepaid Items	155000	\$2,693.75
001	1696	07/08/26	WEISER SECURITY SERVICES INC	1273242	Weekly Billing 06/19/2026-06/25/2026 - Widewater Cyber - Cyber Hours - Cyber	Security Monitoring Services	534162-57201	\$67.50
001	1696	07/08/26	WEISER SECURITY SERVICES INC	1273241	Weekly Billing 06/19/2026-06/25/2026 - Lanier - Cyber Hours - Cyber	Security Monitoring Services	534162-57201	\$67.50
001	1697	07/14/26	COASTAL FENCE SERVICES, LLC	139	Gate Repairs - Pool & Playground Entrance, Main Entrance 07/26	Amenity R&M	546176-57201	\$2,705.00
001	1698	07/14/26	JAYMAN ENTERPRISES	4626	Janitorial Maintenance - Childers & Dog Station & Trash Maintenance 06/26	Miscellaneous Contingency	549900-58200	\$350.00
001	1698	07/14/26	JAYMAN ENTERPRISES	4626	Janitorial Maintenance - Childers & Dog Station & Trash Maintenance 06/26	Contract - Facility Janitorial	534026-57201	\$1,375.00
001	1698	07/14/26	JAYMAN ENTERPRISES	4627	Monthly Janitorial Maintenance - Northwater & Dog Station & Trash Can Maintenance 06/26	Contract - Facility Janitorial	534026-57201	\$1,375.00
001	1698	07/14/26	JAYMAN ENTERPRISES	4627	Monthly Janitorial Maintenance - Northwater & Dog Station & Trash Can Maintenance 06/26	Miscellaneous Contingency	549900-58200	\$400.00
001	1699	07/14/26	KINGS POWER WASHING SERVICE	1251	Pool Deck Cleaning 06/26	Pool - R&M	546096-57201	\$725.00
001	1700	07/14/26	NEXTERA ENERGY	36250983	2689 Widewater Way Gas 05/21/26-06/17/26	Gas	543019-53100	\$5.00
001	1701	07/14/26	SIGNAL 88, LLC	US_171039	Security Officer - Summer Pool Watch - Childers 05/31/26	Security Monitoring Services	534162-57201	\$279.04
001	1702	07/14/26	WEISER SECURITY SERVICES INC	1274679	Weekly Billing 06/26/2026-07/07/2026 - Widewater Cyber	Security Monitoring Services	534162-57201	\$67.50
001	1702	07/14/26	WEISER SECURITY SERVICES INC	1274678	Weekly Billing 06/26/2026-07/07/2026 - Lanier - Cyber	Security Monitoring Services	534162-57201	\$67.50
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Administrative Services	531148-51301	\$458.33
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Assessment Roll	531141-51301	\$416.67
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Dissemination Services	531012-51301	\$416.67
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - District Manager	531150-51301	\$2,083.33
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Field Services	531122-51301	\$2,666.67
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	Amenity Onsite Staff	534215-57201	\$7,295.83
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Recording Secretary	531036-51301	\$375.00
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Rentals & Leases	544025-51301	\$100.00
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Technology Services	531020-51301	\$100.00
001	1703	07/22/26	INFRAMARK LLC	183761	District Management Fees 07/26	ProfServ - Website Administration	549936-51301	\$200.00
001	1704	07/22/26	SIGNAL 88, LLC	US 186738	Dedicated Security Officer - Summer Pool Watch 07/01/26-07/31/26	Pool - Onsite Monitor	512030-57201	\$2,371.84
001	1705	07/22/26	SITEX AQUATICS	11268-B	Monthly Lake Maintenance - 25 Waterways, Drone Reports, & Temporary Fuel Surcharge 07/26	Aquatic Maintenance - Contract	546995-53908	\$2,935.00
001	1705	07/22/26	SITEX AQUATICS	11268-B	Monthly Lake Maintenance - 25 Waterways, Drone Reports, & Temporary Fuel Surcharge 07/26	Aquatic Maintenance - Contract	546995-53908	\$75.00
001	1705	07/22/26	SITEX AQUATICS	11268-B	Monthly Lake Maintenance - 25 Waterways, Drone Reports, & Temporary Fuel Surcharge 07/26	Miscellaneous Contingency	549900-58200	\$90.30
001	1706	07/22/26	STRALEY ROBIN VERICKER	28676	Legal Counsel 06/26	District Counsel	531146-51301	\$2,883.00
001	1707	07/22/26	WEISER SECURITY SERVICES INC	1275525	Weekly Billing 07/03/2026-07/09/2026 - Lanier - Cyber	Security Monitoring Services	534162-57201	\$67.50
001	1708	07/29/26	BUSINESS OBSERVER	26-01764P	Legal Advertising #26-01764P - Notice of Public Hearing	Legal Advertising	548002-51301	\$70.00
001	300484	07/09/26	CHARTER COMMUNICATIONS	1665027062426-ACH	1990 Lanier Road Voice & Internet Services 06/24/26-07/23/26	Internet	541022-53100	\$114.68
001	300485	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2277327-ACH	2455 Childers Way, Entry Sign 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$44.26
001	300486	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2277332-ACH	2499 Widewater Way Panel S1 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$49.95
001	300487	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2277333-ACH	2556 Birney Run, Panel Irl 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$40.73
001	300488	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2277341-ACH	2574 Widewater Way, Panel Ir2 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$40.96
001	300489	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2332690-ACH	35570 Lockman Way, Irrigation Control 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$40.96
001	300490	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2332691-ACH	2689 Widewater Way, Amenity Center 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$880.83
001	300491	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2338828-ACH	2512 Lanier Road 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$40.96
001	300492	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2338832-ACH	35251 Gravelly Drive, Irrigation 1 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$40.85
001	300493	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2332688-ACH	35370 Sunflower Hill Drive, Irrigation Control 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$40.61
001	300494	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2288834-ACH	Public Lighting 07/13/26	Streetlights	543062-53100	\$4,470.38
001	300495	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2288838-ACH	Public Lighting 07/13/26	Streetlights	543062-53100	\$4,062.21
001	300496	07/23/26	WITHLACOOCHIEE RIVER ELECTRIC	071326-2296250-ACH	1990 Lanier Road, Amenity Center 06/05/26-07/08/26	Electric Utility Services	543041-53100	\$692.14
001	300497	07/23/26	CHARTER COMMUNICATIONS	1669019070726-ACH	2689 Widewater Way Construction Trailer Internet & Voice 07/07/26-08/06/26	Internet	541022-53100	\$110.11
001	300498	07/28/26	TECO TAMPA ELECTRIC	072226-26184-ACH	1990 Lanier Road, Amenities Gas 06/18/26-07/21/26	Gas	543019-53100	\$116.00
001	300499	07/28/26	TECO TAMPA ELECTRIC	072226-19981-ACH	2689 Widewater Way Gas 06/18/26-07/21/26	Gas	543019-53100	\$63.00
001	300500	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847854-ACH	South of Chancey Road and Diana Drive 06/04/26-07/06/26	Water Utility Services	543018-53100	\$405.44
001	300501	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847613-ACH	35576 Lockman Way Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$13.13
001	300502	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847612-ACH	2903 Gardiner Lane Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$6.06
001	300503	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847608-ACH	2574 Widewater Way 2 Inch Reclaim 2 06/04/26-07/06/26	Water Utility Services	543018-53100	\$393.90
001	300504	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847606-ACH	2556 Birney Run 1.5 Inch Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$13.13
001	300505	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847605-ACH	34959 Kircher Drive Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$57.57
001	300506	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847607-ACH	35820 Sunflower Hill Drive 1 Inch Reclaim 1 06/04/26-07/06/26	Water Utility Services	543018-53100	\$23.23
001	300507	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847601-ACH	35131 Ackley Trace Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$3.03
001	300508	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847602-ACH	35233 Gravelly Drive Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$6.06
001	300509	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847856-ACH	1990 Lanier Road, Amenity Center 06/04/26-07/06/26	Water Utility Services	543018-53100	\$736.26
001	300510	07/23/26	TRUIST - CC	070926-1013	Truist Credit Card Purchases 06/10/26-07/09/26	Facility Janitorial Supplies/Other	534349-57201	\$102.11
001	300510	07/23/26	TRUIST - CC	070926-1013	Truist Credit Card Purchases 06/10/26-07/09/26	Special Events	549052-57201	\$447.50
001	300510	07/23/26	TRUIST - CC	070926-1013	Truist Credit Card Purchases 06/10/26-07/09/26	Amenity R&M	546176-57201	\$123.00
001	300511	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847610-ACH	35301 Sunflower Hill Drive 1 Inch Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$6.06
001	300512	07/28/26	PASCO COUNTY UTILITIES SERVICE	24849695-ACH	35738 Lockman Way Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$181.80
001	300513	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847604-ACH	34846 Kircher Drive Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$2.02
001	300514	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847600-ACH	2008 Lanier Road Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$103.02
001	300515	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847599-ACH	2471 Childers Way 1.5 Inch Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$523.18
001	300516	07/28/26	PASCO COUNTY UTILITIES SERVICE	24848636-ACH	1920 Webbstone Way 06/04/26-07/06/26	Water Utility Services	543018-53100	\$46.46
001	300517	07/28/26	PASCO COUNTY UTILITIES SERVICE	24847611-ACH	35370 Sunflower Hill Drive 1 Inch Reclaim 06/04/26-07/06/26	Water Utility Services	543018-53100	\$10.10
001	300518	07/30/26	CHARTER COMMUNICATIONS	1665027072426-ACH	1990 Lanier Road Internet & Voice 07/24/26-08/23/26	Internet	541022-53100	\$114.76
001	DD347	07/08/26	SPARK ENERGY GAS LLC	062426-25519297	1990 Lanier Road - Gas 11/18/25-06/17/26	Gas	543019-53100	\$3,505.80

Fund Total

\$56,552.06

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Total Checks Paid								\$56,552.06

**Down to Earth Landscape & Irrigation**

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

Estimate: #148521**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

Mulch Refresh

Estimated Job Start Date

June 8, 2026

Proposed By

Christopher J Labenz

Due Date

May 20, 2026

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Subcontracted Mulch	3 Cubic Foot Bag	1	\$23,855.00	\$23,855.00
Subtotal				\$23,855.00
Estimated Tax				\$0.00
Job Total				\$23,855.00

Install 3300 (3) cubic foot bags of black mulch to common areas

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:

Christopher J Labenz

Down to Earth

05/20/2026

Date

Agreed & Accepted By:

Signed by:

Carlos de la Ossa

CC0CB251E795481...

Inframark

6/29/2026

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

**Down to Earth Landscape & Irrigation**

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

Estimate: #148517**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
Mulch Refresh

Estimated Job Start Date
June 8, 2026

Proposed By
Christopher J Labenz

Due Date
May 20, 2026

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Subcontracted Mulch	3 Cubic Foot Bag	1	\$19,500.00	\$19,500.00
Subtotal				\$19,500.00
Estimated Tax				\$0.00
Job Total				\$19,500.00

Install 2700 (3) cubic foot bags of black mulch to common areas

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:

Christopher J Labenz
Down to Earth

05/20/2026
Date

Agreed & Accepted By:

Signed by:

Carlos de la Ossa
CC0CB251E795481...

Inframark

6/29/2026
Date

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

**Down to Earth Landscape & Irrigation**

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

Estimate: #151827**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 - Northwater
35726 Durand Court
Zephyrhills, FL 33541

Job

tree replacement at amenity
center

Estimated Job Start Date

July 17, 2026

Proposed By

Nick Padgett

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$195.00
Gardenia "Miami Supreme"	7 Gallon Plant	1	\$120.15	\$120.15
Subtotal				\$315.15
Estimated Tax				\$0.00
Job Total				\$315.15

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



per mine and Arturo convo last weed north water amenity

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:

Nick Padgett
Down to Earth

06/30/2026
Date

Agreed & Accepted By:

Signed by:
Kollamay Turkoane
1F3BE9E795D0415...
Inframark
6/30/2026
Date

Security System Remote Subscriber Access and Proptia Access Control Licensing Services Agreement

This Security System Remote Subscriber Access and Proptia Access Control Licensing Services Agreement (this “**Agreement**”) is entered into as of July 22, 2026, between the **Two Rivers North Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **SafeTouch Security LLC**, a Delaware limited liability company, **d/b/a SafeTouch LLC** (the “**Contractor**”).

Background Information:

The District desires to upgrade its security system to allow for Remote Subscriber Access and Proptia Access Control Licensing. The Contractor is familiar with the District’s property and existing system and has submitted a proposal for the services requested. 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 is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the District’s information technology system, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
3. **Scope of Services.**
 - a. The Contractor shall provide Remote Subscriber Access to the Security Equipment and Services as well as pay for the Proptia Access Control Licensing Fee.
 - i. This includes the on-going monthly software licenses, access control services, and managed network services.
 - b. The Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.
 - c. Contractor will take all precautions and utilize industry best management practices to ensure the existing equipment and database is appropriately backed up and migrated safely without the loss of information.
4. **Manner of Performance and Care of the Property.**

- a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best 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. **Compensation.** Contractor shall be compensated as outlined below:
 - a. For the on-going monthly software licenses, access control services, and managed network services described in the Agreement, the District agrees to pay to the Contractor a total of Sixty Dollars and Zero Cents (\$60.00) per month.
 - b. Payment by the District will be made within 15 days and in accordance with the Florida Local Government Prompt Payment Act, Part VII, Section 218, Florida Statutes, including bearing interest of 1% per month for payments not made within 30 days as authorized by Section 218.74, Florida Statutes.
6. **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.
7. **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. Contractor will be responsible for any fines or penalties assessed against District as a result of Contractor's work (including securing a permit or providing the necessary documentation for a permit exemption).
8. **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.
9. **Term and Renewal.** The initial term of the monthly services portion of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the monthly services portion of the Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

10. Termination. Either party may terminate this Agreement without cause with 60 days written notice (due to the nature of the software licenses the manufacturer may take longer than 30 days to transfer the license to another authorized vendor). Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Upon termination of this Agreement, the Contractor shall be entitled to receive, as its sole remedy, payment for the actual cost of materials purchased by Contractor, delivered to the District, and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly. If the deposit exceeds these costs, Contractor shall refund the appropriate amount to the District. Compensation to Contractor is subject to any claim or off-set the District may have against the Contractor.

11. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the work.
- b. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

12. Security of System.

- a. Contractor shall exercise reasonable best efforts to ensure appropriate safety and security systems and procedures are maintained and enforced to help prevent unauthorized access or damage to the access card system and the District's data.
- b. The Contractor and the District shall promptly inform the other party if it suspects or uncovers any breach of security, and Contractor shall use all commercially reasonable endeavors to promptly remedy such breach.

13. Ownership of Hardware and Data. The District will be the owner of the security hardware and all data in the access card system. The Contractor shall not use, publish, disclose, divulge, or sell any of the District's content or data without the prior written consent of the District. The District may be subject to additional labor or fees in connection with downloading the District's content.

14. No Infringement. Contractor warrants and represents that neither the work nor any product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights. (including, but not limited to, patent, trademark, services mark,

copyright or other proprietary interest) of any third-party. Any liability, costs, fees, or fines incurred or imposed due to infringements shall be borne solely by the Contractor.

15. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens, and Claims:* Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:* Contractor shall pay all taxes required by law in connection with the work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or

fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.

16. Warranties.

- a. The Contractor warrants that the work (a) conforms to the requirements of the Scope of Services section above, (b) was performed in a prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, 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. On all installed equipment provided by the Contractor, the equipment shall carry at least a 1 year warranty; All labor Services shall carry a 1 year warranty from the date of completed installation.
 - i. This warranty does not include damage to material or equipment caused by vandalism, negligence by the District, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, electricity, attempted repair or modification by any party other than Contractor.
- c. If the manufacturer's warranty on the equipment exceeds Contractor's warranties, then Contractor will inform the District of the terms and conditions of the manufacturer's warranty. Contractor's service charges (such as troubleshooting, repairing, replacing, or shipping defective parts) are not included in the manufacturer's warranty. Contractor shall disclose any service charges not included in this Agreement and shall not perform any work without the District's prior written consent.

17. Subcontractors. The Contractor shall not award any of the services contemplated herein to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

18. 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.

19. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

20. Insurance. Before performing the services contemplated herein, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District. The Contractor shall carry commercial general liability insurance of no less than \$2,000,000 and commercial automobile liability insurance of no less than \$300,000. 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.

21. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the

Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

22. Limitations on Governmental Liability. Contractor agrees that nothing herein will 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 will acknowledge the same in writing.

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

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

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

24. 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.

25. 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.
- 26. **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.
- 27. **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.

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) 991-1116, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

- 28. **Non-Waiver.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter

to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

29. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.
30. **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.
31. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
32. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
33. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor 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.
34. **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.
35. **Authorization.** 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 instrument.
36. **Notices.** Whenever any party desires to give notice to the other party, 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 party shall be made.

To the District:

c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: Kristee Cole
Kristee.Cole@inframark.com

To Contractor:

Attn: Christopher Beck
SafeTouch LLC
2600 Tower Oaks Blvd., Ste. 230
Rockville, MD 20852
cbeck@safetouch.com

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

38. 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 any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

SafeTouch Security LLC
SafeTouch LLC

d/b/a Two Rivers North
Community Development District

DocuSigned by:

Christopher Beck

99F350EA8090471...

Name: Christopher Beck

Title: Sales Engineer

Signed by:

Carlos de la Ossa

CC0CB251E795481...

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors



Two Rivers North - Childers CDD

Field Inspection Report - August - Down 2 Earth

Monday, August 3, 2026

Prepared For Board of Supervisors

7 Items Identified

Paul Young

District Field Inspector

Item 1 - Two Rivers North

Assigned To: Down 2 Earth

Two Rivers – Childers

Main Entrance Landscape:

* The main entrance landscape has been detailed and is neatly groomed, presenting an attractive and welcoming appearance.

* Sod maintenance along SR 56 has been completed in accordance with the contractual scope of work.

Oak Tree:

* The fallen oak tree must be reset immediately to prevent the root system from drying out and compromising the tree's viability. **Completed on 8/7/2026**

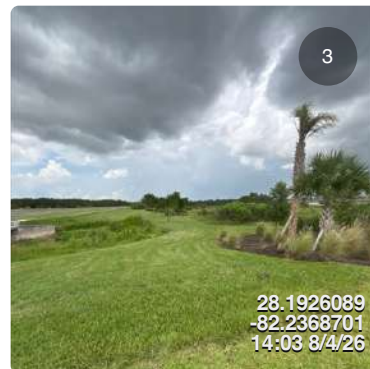
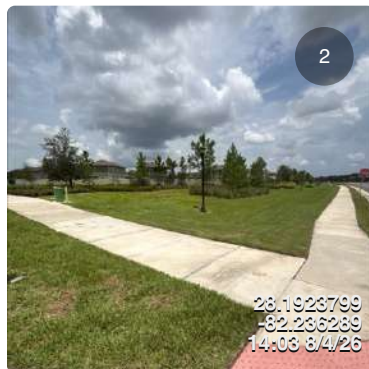
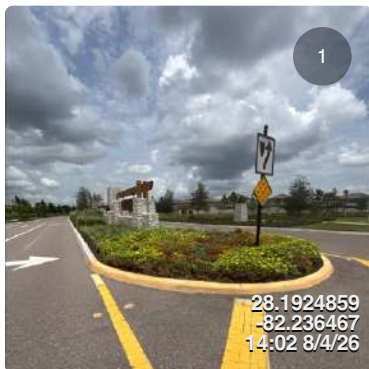
* Provide a confirmed date for the corrective work to ensure the tree is re-established as soon as possible.

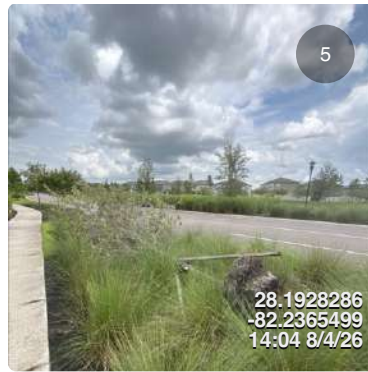
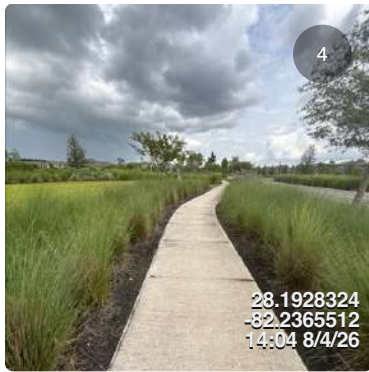
Weed Control:

* Overall weed control is satisfactory; however, weeds are visibly intermingled within the ornamental grasses.

* Perform detailed weed removal within the grass beds to restore a clean, well-maintained appearance.

* Submit a schedule identifying the planned correction date for this work and include the area in the routine weed control program going forward.





Item 2 - Gravelly Drive

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

Gravelly Walking Trail

Landscape Enhancements:

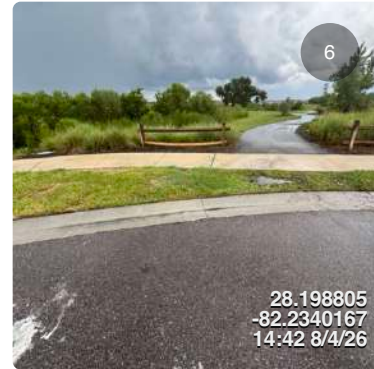
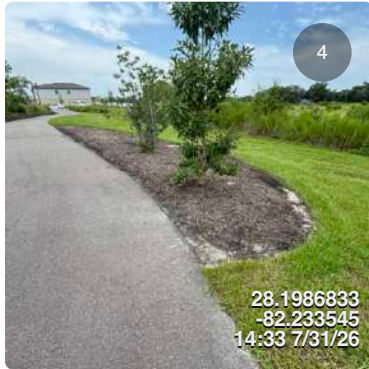
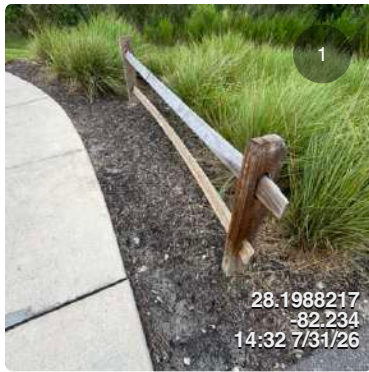
- * Two landscape beds along the Gravelly Walking Trail have been identified by residents as potential enhancement areas.
- * Submit recommendations for an appropriate plant palette that complements the surrounding landscape, provides seasonal interest, and is suitable for long-term establishment and maintenance.

Fence & Dog Station Repairs:

- * The wooden fence repair has been submitted to the vendor and is currently awaiting scheduling.
- * The dog station repair will be completed concurrently with the fence repairs to improve efficiency and minimize disruption.

Turf Evaluation:

- * Investigate the areas of struggling St. Augustine sod and determine the cause of decline.
- * Submit findings to InfraMark, including recommendations for corrective action.
- * Evaluate alternative groundcover or turf options better suited for heavy pedestrian traffic and frequent dog activity, and provide recommendations for a more durable, sustainable solution.



Item 3 - Lanier Drive

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

Lanier Drive

Landscape Bed Enhancement:

- * Submit an estimate to expand and match the existing landscape bed to create a consistent, balanced appearance.
- * Ensure the proposed design and plant palette complement the surrounding landscape and existing community standards.

Kircher Drive

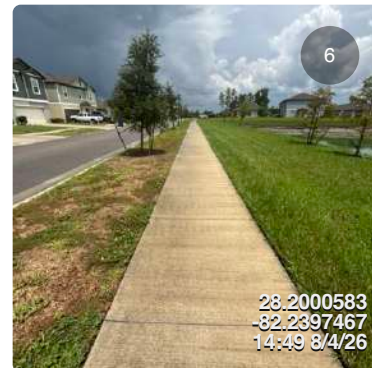
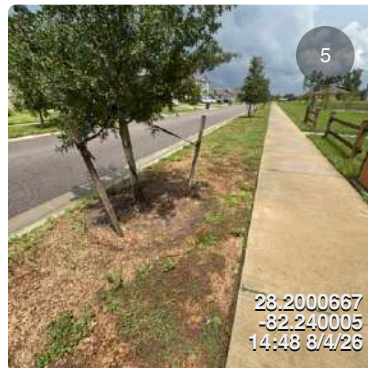
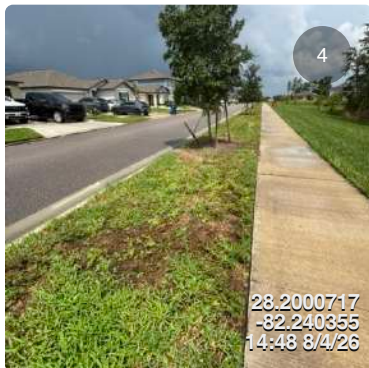
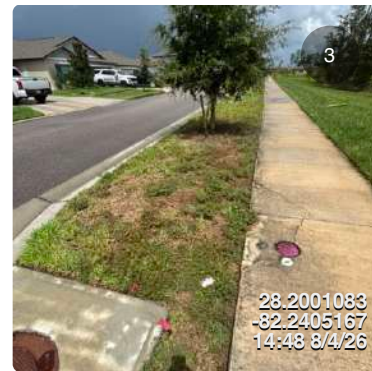
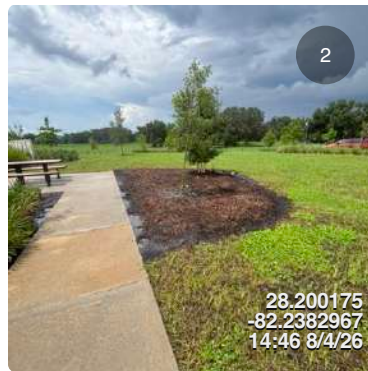
Sod Evaluation:

- * The sod between the roadway and sidewalk is in poor condition, with extensive damage and significant weed infestation.
- * Although St. Augustine sod is an excellent turf in many applications, this location is highly

susceptible to Bahia encroachment and persistent weed pressure, making it unsuitable for long-term success.

Recommendations:

- * Investigate the site conditions and determine the underlying causes contributing to turf decline.
- * Submit findings to InfraMark along with recommendations for a more appropriate long-term solution.
- * Evaluate alternative turf varieties, landscape treatments, or design modifications that are better suited for this location and will reduce ongoing maintenance while improving the overall appearance.



Item 4 - Ackley Trace

Due By: Monday, August 10, 2026

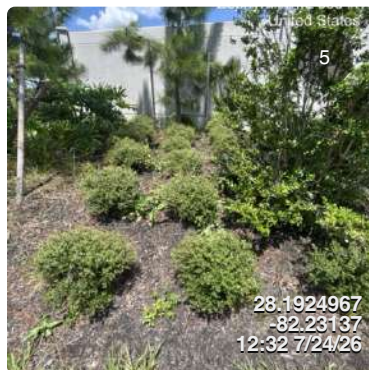
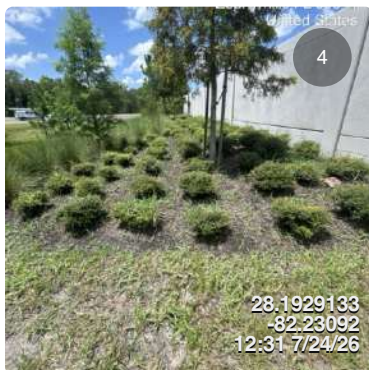
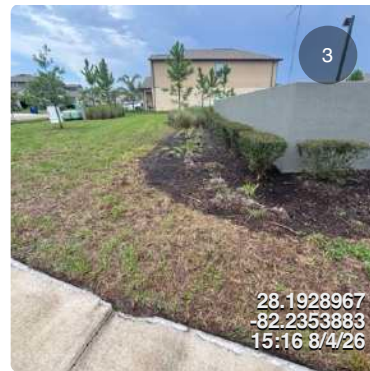
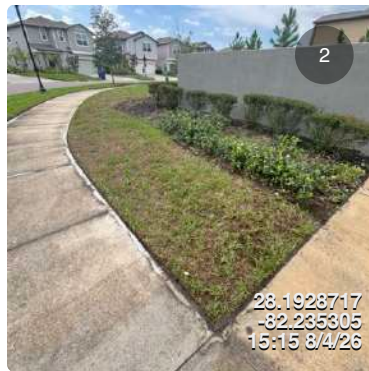
Assigned To: Down 2 Earth

Lift Station Area:

- * Investigate the lift station landscape to determine the cause of the declining sod.
- * Evaluate irrigation coverage, soil conditions, drainage, and any other contributing factors, and submit findings with recommendations for corrective action.

Perimeter Landscape Beds:

- * The perimeter beds outside the CDD fence have been weed trimmed.
- * Apply an appropriate post-emergent herbicide to prevent regrowth and maintain a clean, groomed appearance. **Mulch installed on 8/10/2026**
- * Continue routine weed control to keep both the ground plane and mulch beds free of weeds and in accordance with community maintenance standards.



Item 5 - Amenity Landscape

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

Amenity Landscape:

- * The amenity landscape is well maintained, evenly detailed, and presents a clean, attractive

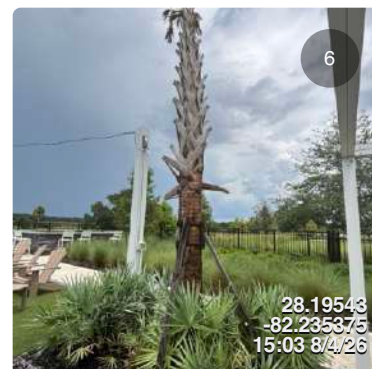
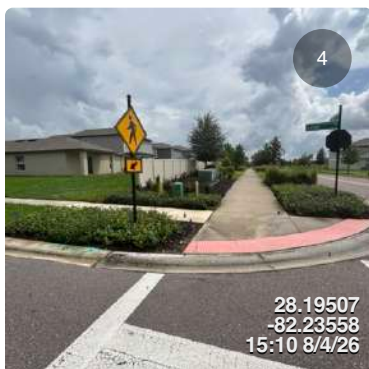
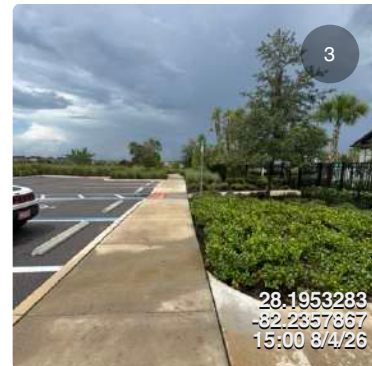
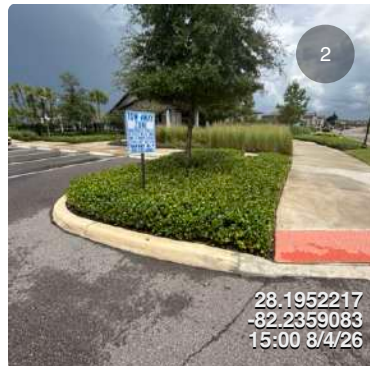
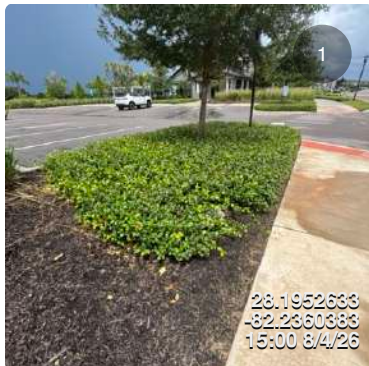
appearance.

Plant Health:

- * The viburnum shrub located near the playground is exhibiting extensive black sooty mold and visible whitefly activity.
- * Treat the shrub with the appropriate integrated pest management practices to control the whitefly infestation and eliminate the conditions contributing to the sooty mold.
- * Provide the scheduled treatment dates and document all service applications for review.
- * Continue monitoring the shrub after treatment and report its progress until the infestation has been resolved.

Sabal Palm Assessment:

- * Investigate the condition and overall life expectancy of the struggling Sabal palm.
- * Evaluate the palm for signs of disease, pest activity, nutrient deficiencies, irrigation concerns, or other environmental factors contributing to its decline.
- * Submit findings to InfraMark, along with recommendations for treatment or replacement if the palm is determined to be beyond recovery.



Item 6 - Amenity Facilities

Assigned To: District Manager

Mailbox Kiosk:

* The mailbox kiosk is clean, well maintained, and in good condition.

Playground:

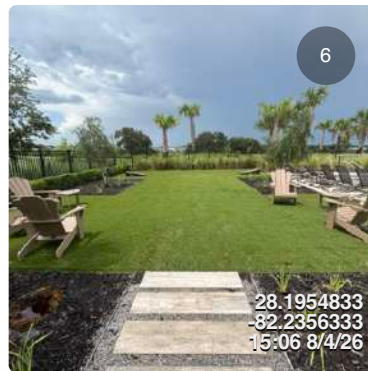
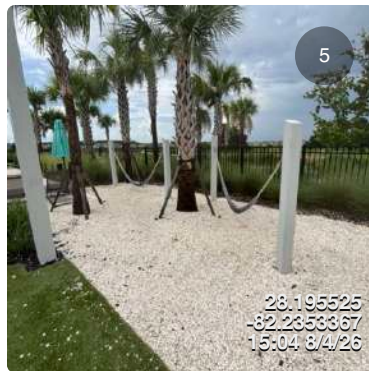
* Playground equipment is fully operational, intact, and safe for resident use.

Ground Games:

* Ground game amenities are intact, clean, and ready for use.

Hammocks:

* Hammocks are intact, secure, and in good condition for resident enjoyment.



Item 7 - Amenity Center

Assigned To: District Manager

Seasonal Annuals:

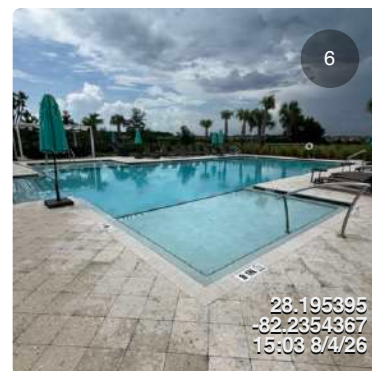
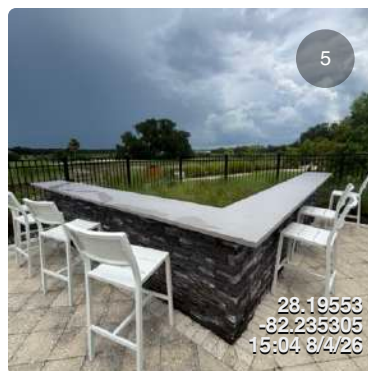
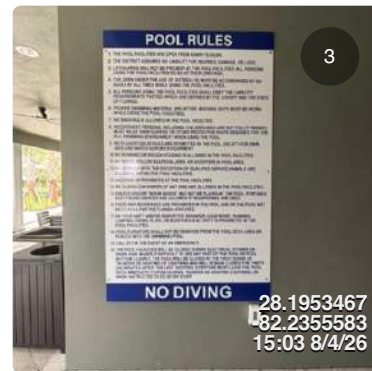
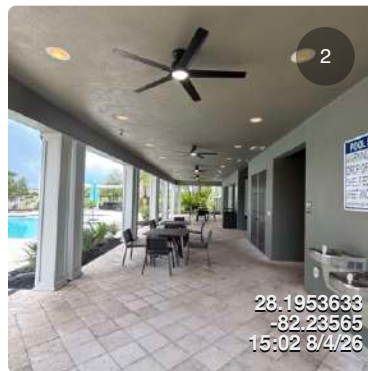
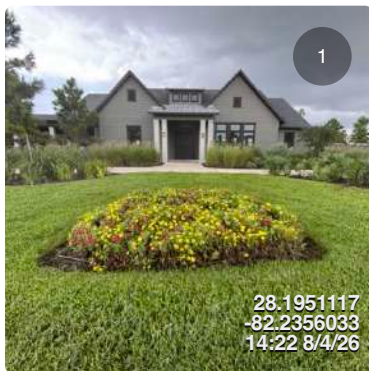
* Annuals have been properly pruned and continue to exhibit healthy growth, vibrant color, and an attractive appearance.

Amenity Facilities:

* Lights, ceiling fans, bathrooms, water fountains, and showers are fully operational and functioning as designed.

Pool Area:

- * Pool furniture, tables, and lounge chairs are intact, clean, and neatly arranged.
- * The pool is clear, blue, and well maintained.
- * Pool rules are clearly posted and visible upon entry, ensuring residents and guests have access to all required safety information.





Two Rivers North CDD-Northwater

Field Inspection Report - August - Down 2 Earth

Monday, August 3, 2026

Prepared For Board of Supervisors

9 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

Item 1 - Northwater

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

Northwater – Main Entrance

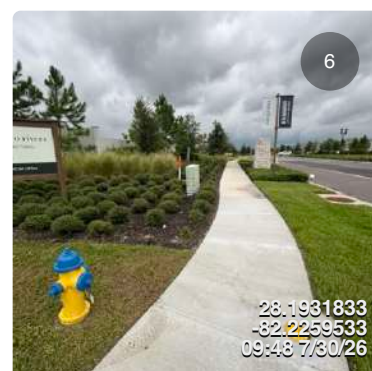
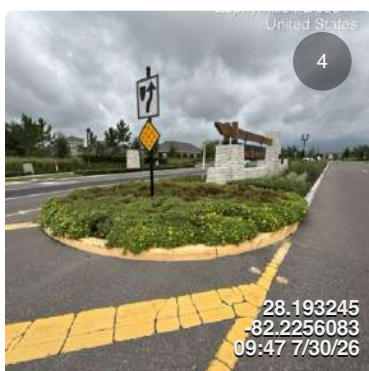
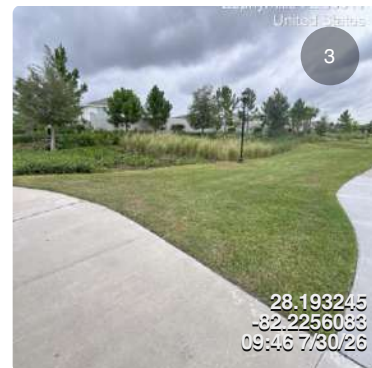
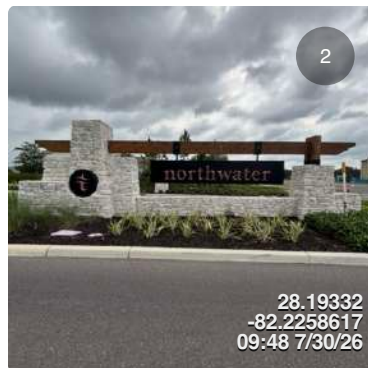
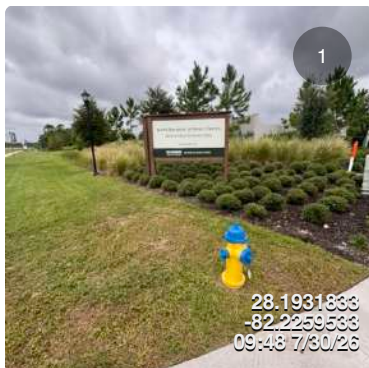
* The main entrance into Northwater is well maintained and presents a clean, attractive, and welcoming appearance.

Sidewalk Clearance:

* Throughout all CDD-maintained areas, ensure all plant material overhanging sidewalks is routinely pruned back to maintain safe pedestrian access and a well-groomed appearance.

Tree Support:

* Secure the tree with the loose support stake to provide proper stabilization and prevent movement until the tree is fully established.





Item 2 - Widewater Way

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

Main Entrance Landscape:

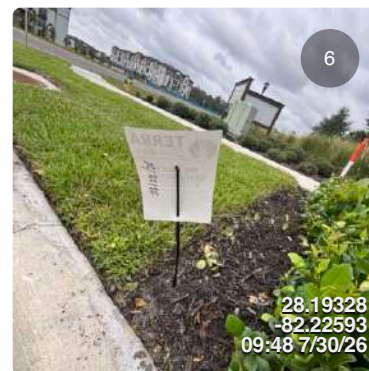
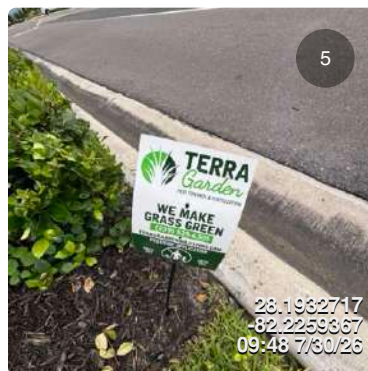
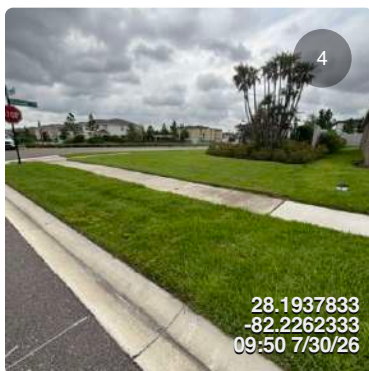
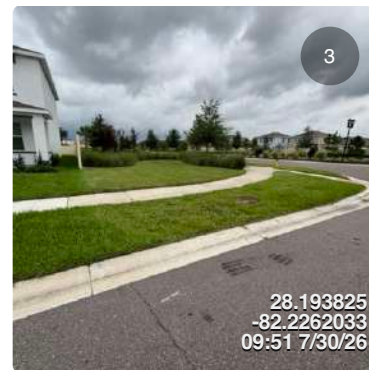
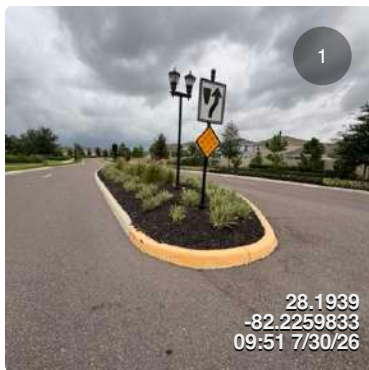
* Landscape beds at the main entrance are well maintained and present a clean, attractive appearance.

* Submit an estimate to install replacement plant material in the areas where plants have been removed to restore a full, balanced landscape design.

Terra Fertility Flags:

* Terra fertility flags are dated July 22, 2026.

* Remove all fertility flags after they have remained in place for the required observation period to maintain a clean, professional appearance throughout the entrance landscape.



Item 3 - Birney Run

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

Wax Myrtle Assessment:

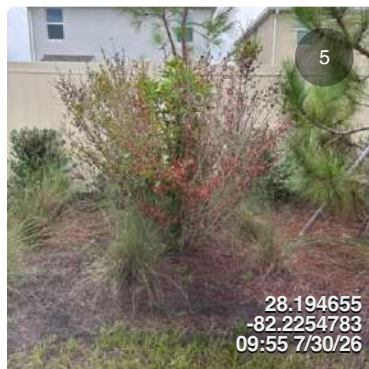
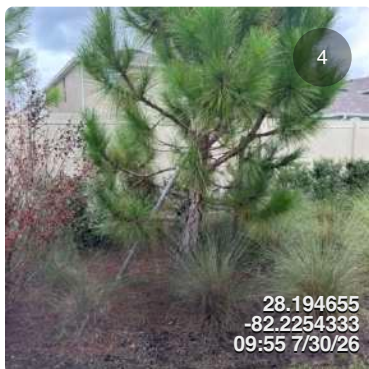
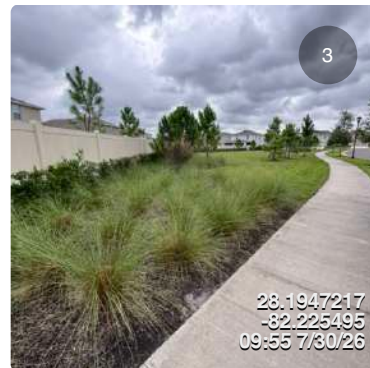
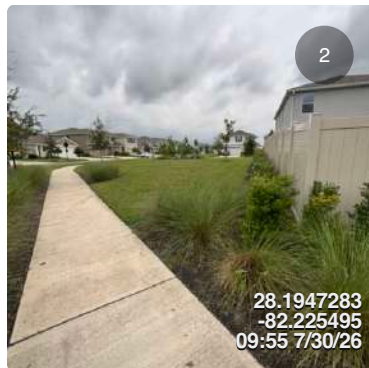
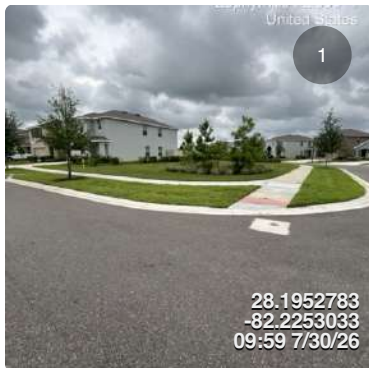
- * Investigate the condition and expected life expectancy of the Wax Myrtle to determine if the plant material is healthy and viable long term.
- * Evaluate for any contributing factors affecting plant health and provide recommendations for treatment, pruning, or replacement if necessary.

Landscape Maintenance:

- * Remove all weeds growing within the Wax Myrtle plant material to improve appearance and reduce competition for nutrients and water.
- * Continue routine weed control throughout the landscape beds.

Tree Support:

- * Utilize the existing loose stake and install the appropriate restraints as needed to properly support and stabilize the plant material until it is established.



Item 4 - Gardiner Lane

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

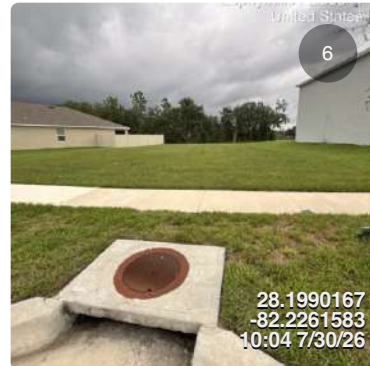
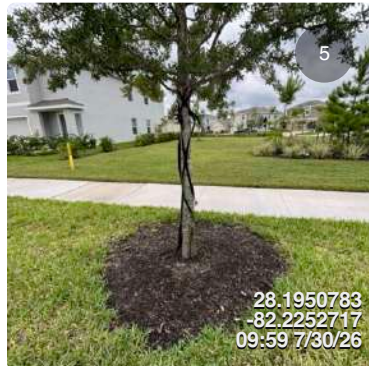
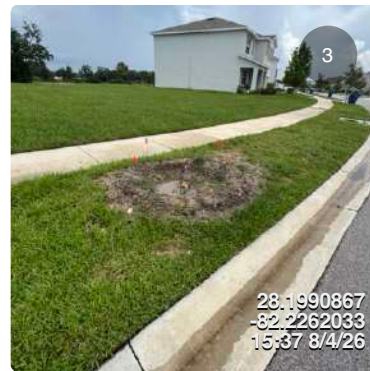
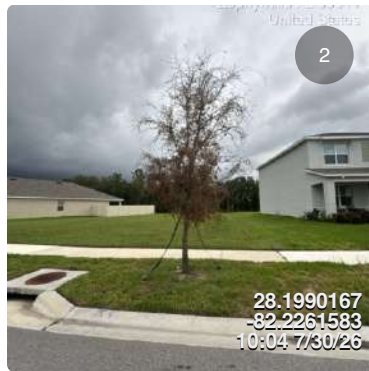
Warranty Oak Trees:

* Two warranty oak trees were cut back for aesthetic purposes and are scheduled for replacement.

* Provide completion photos after the replacement installation has been completed for documentation and review.

Tree Support Maintenance:

* Repair and properly secure any loose tree straps to ensure the trees remain supported and stabilized during establishment.



Item 5 - Widewater Way

Due By: Monday, August 10, 2026

Assigned To: Down 2 Earth

Wildwater Way Cul-de-Sac Walking Path:

* The walking path requires weed treatment to maintain a clean and accessible pedestrian route.

* Continue routine weed control applications along the shell path, as the current frequent rainfall conditions are promoting rapid weed growth.

* Maintain the path appearance through consistent monitoring and scheduled treatments.

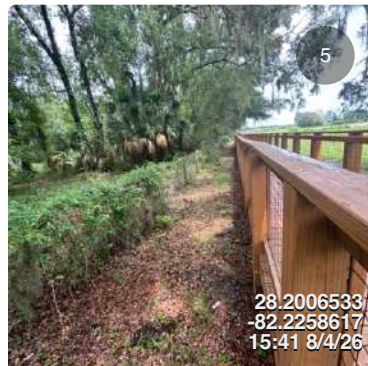
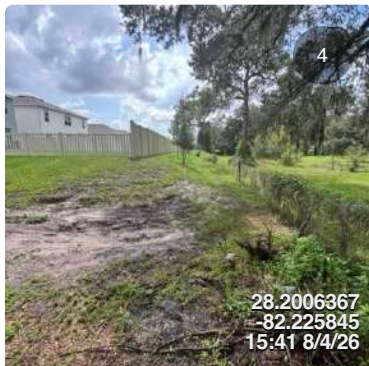
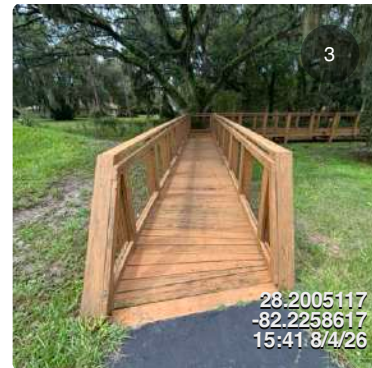
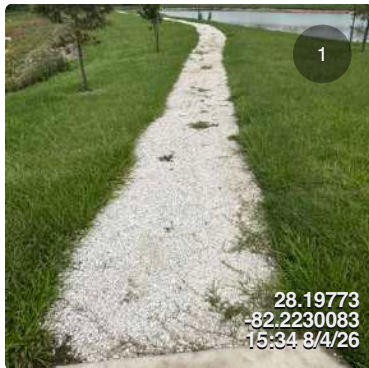
Lockman Way Walking Path:

* Continue maintaining weed control along the walking path to ensure the area remains clean, safe, and well maintained.

Perimeter Easements & Walking Bridge:

* Down To Earth has completed maintenance of the perimeter easements and walking bridge areas.

* Continue routine inspections to ensure these areas remain maintained in accordance with the approved scope of work.

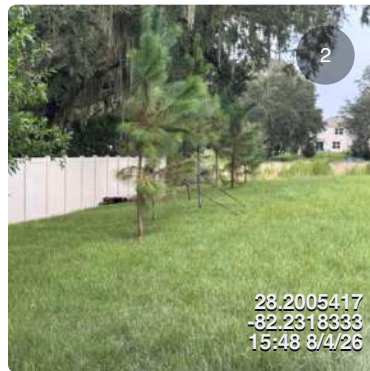


Item 6 - Sunflower Hill Drive

Assigned To: Down 2 Earth

Tree Stabilization:

- * Multiple leaning trees have been supported to provide additional stability and reduce the risk of failure.
- * Continue monitoring the supported trees, especially during periods of heavy rainfall and saturated soil conditions, to ensure the root systems continue to establish and the trees remain secure.



Item 7 - Amenity Center

Due By: Monday, August 10, 2026

Assigned To: District Manager

Building Landscape:

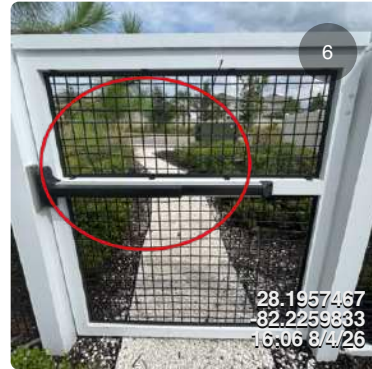
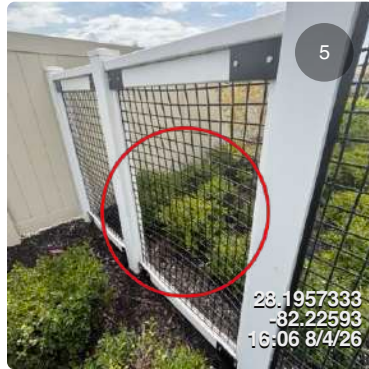
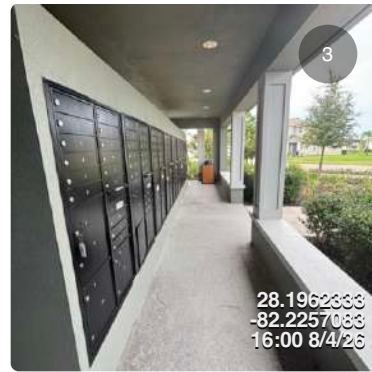
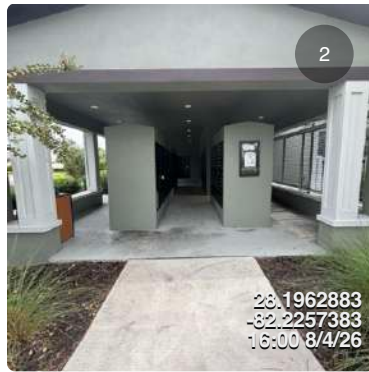
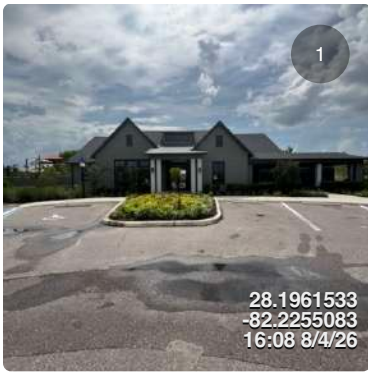
- * Landscape surrounding the building is well maintained and presents a clean, organized appearance.

Mailbox Kiosks:

- * Mailbox kiosks are clean and maintained in good condition.

Fencing & Gates:

- * Fence and gate areas require attention.
- * A detailed scope of work has been provided to the vendor for review and estimate preparation.
- * Await vendor pricing and recommendations to address the required repairs and restore the area to community standards. **Approved for Coastal Fencing to repair.**



Item 8 - Pool

Due By: Monday, August 10, 2026

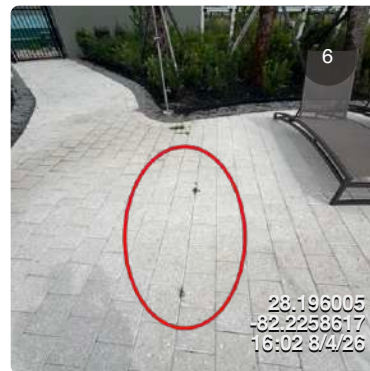
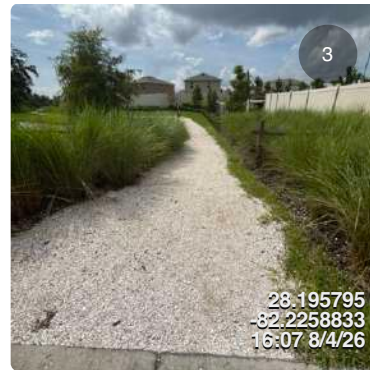
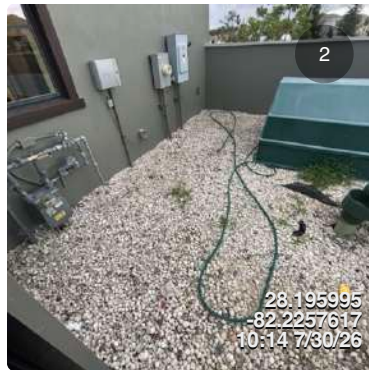
Assigned To: Down 2 Earth

Pool Area Landscape Maintenance:

- * Ensure the interior pool area is included on the scheduled landscape service route.
- * Treat weeds during each weekly service visit to maintain a clean, attractive, and well-groomed appearance. **Pump gate is locked and maintenance does not have access.**

Emergency Shut-Off Device Access:

- * Maintain landscape beds surrounding emergency shut-off devices to ensure the equipment remains visible and accessible at all times.
- * Keep vegetation trimmed back and remove any overgrowth that could obstruct identification or emergency access.



Item 9 - Pool

Assigned To: District Manager

Amenity Facilities:

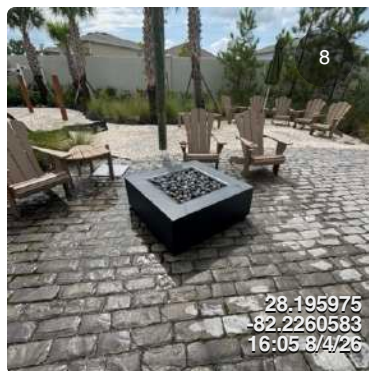
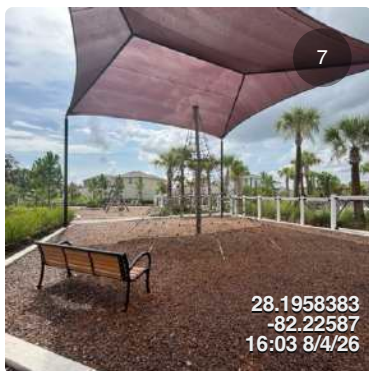
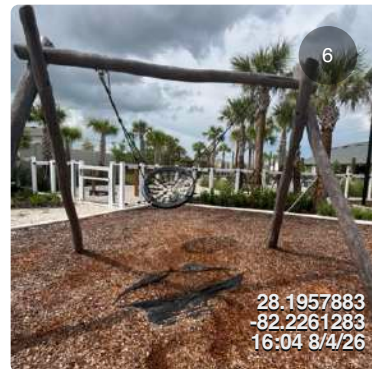
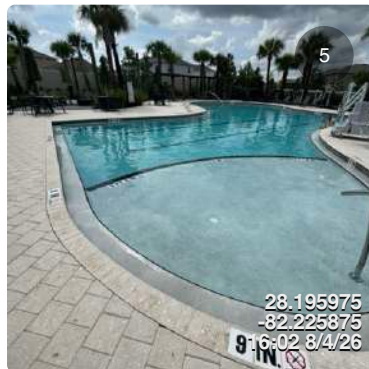
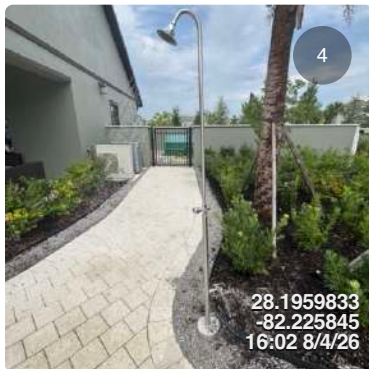
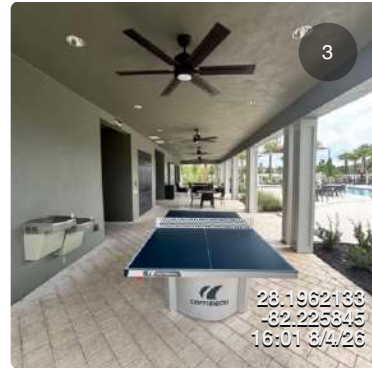
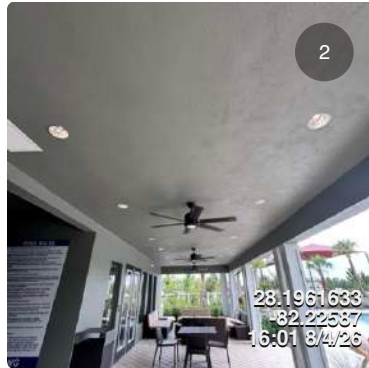
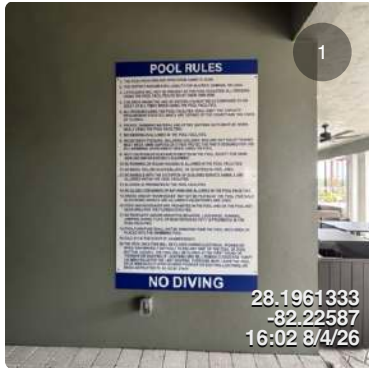
- * Pool rules are clearly displayed, legible, and visible upon entry.
- * Lights, fans, showers, bathrooms, and water fountains are all operational and functioning as designed.

Pool Area:

- * The pool is clear, blue, and well maintained.
- * Pool furniture, tables, and chairs are organized, intact, and properly arranged.

Playground Area:

- * Playground equipment is intact, operational, and available for resident use.
- * Continue routine inspections to ensure all amenity areas remain safe, clean, and well maintained.





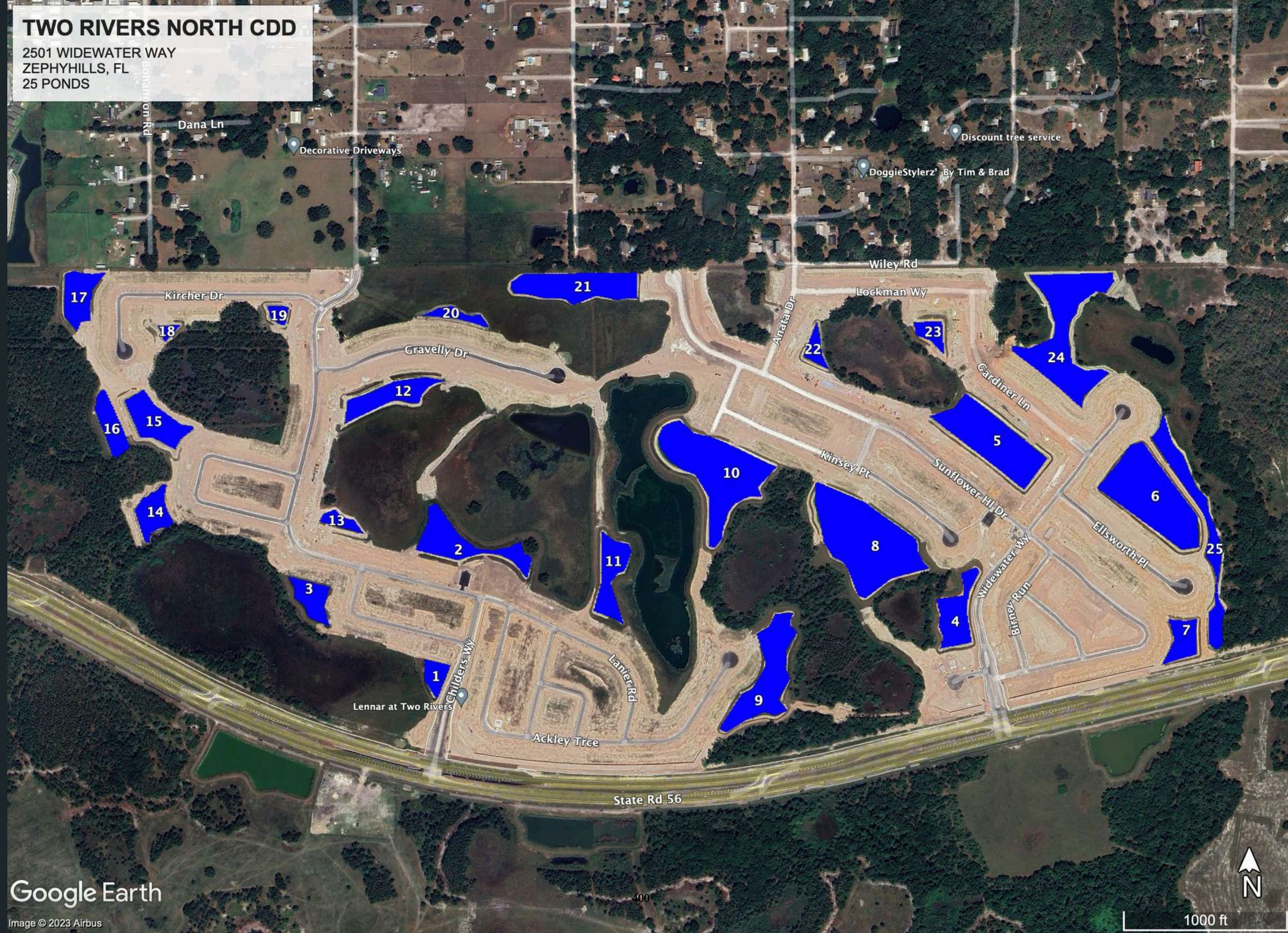
MONTHLY REPORT

AUGUST, 2026



TWO RIVERS NORTH CDD

2501 WIDEWATER WAY
ZEPHYRHILLS, FL
25 PONDS



Google Earth

Image © 2023 Airbus



1000 ft

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



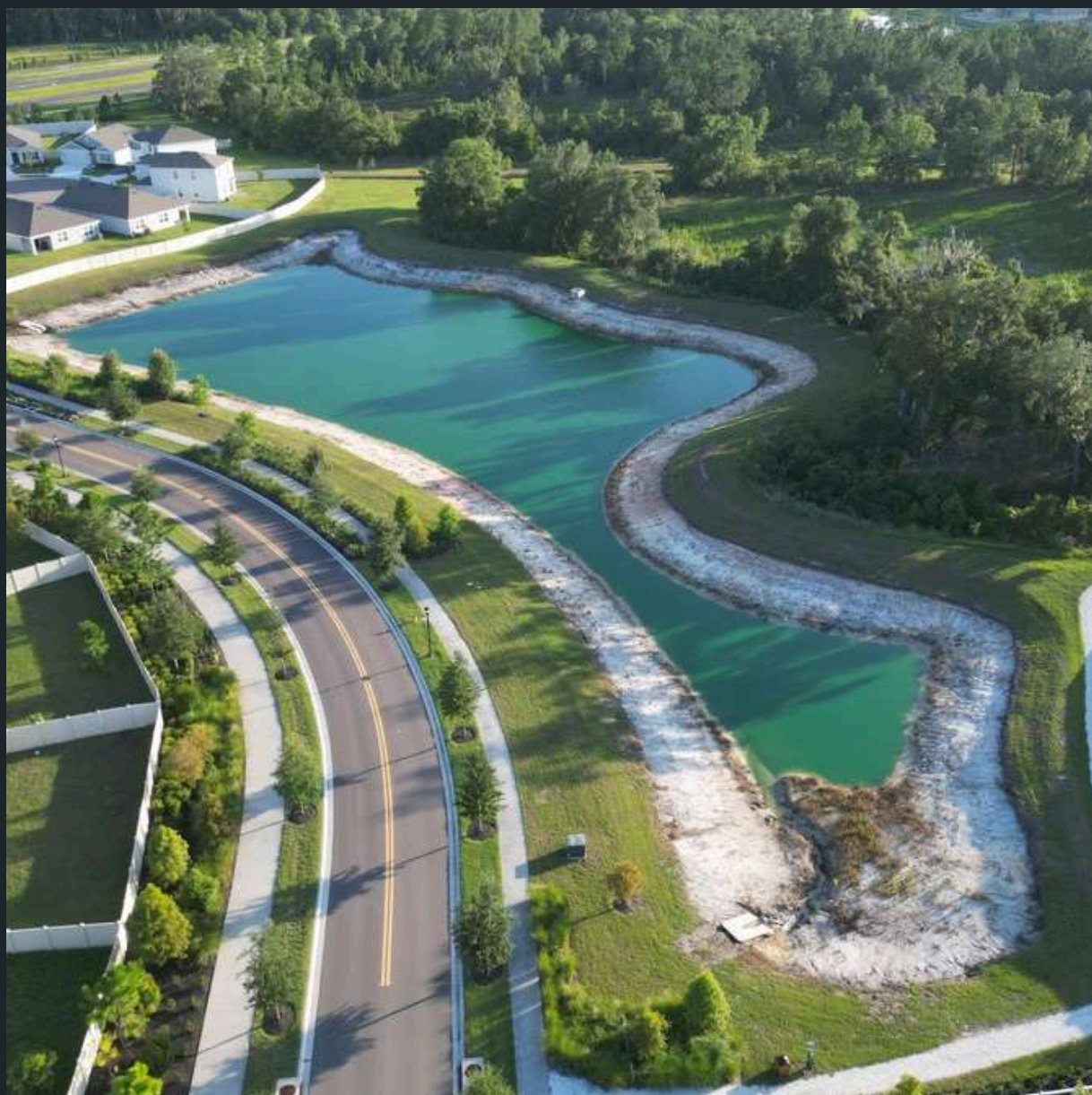
Pond #1 Treated For Algae and Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



TWO RIVERS NORTH CDD

FIELD INSPECTION REPORT- JULY -DOWN TO EARTH

Wednesday, July 1, 2026

Prepared For Board Of Supervisors

14 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

Scheduled/Monitoring

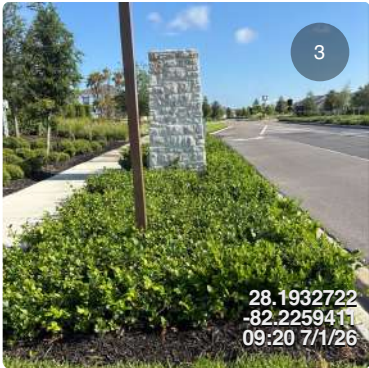
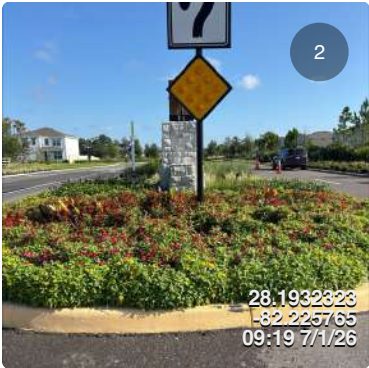
Not completed/No response

Item 1- Northwater Entrance

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

North Water Entrance: Fill in missing Confederate jasmine along the right side of the entrance to match the full appearance of the exit side. Annuals within the center island are well maintained and provide consistent seasonal color. Before the exit, remove dead plant material and treat weeds throughout the landscape bed.



Weeds were pulled and treated on the week of 7/6/26

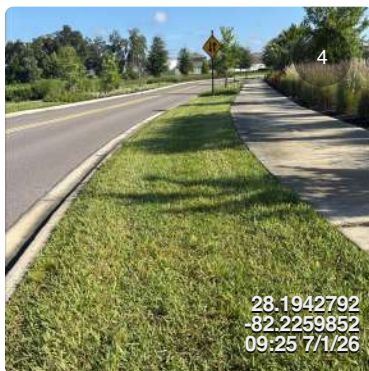
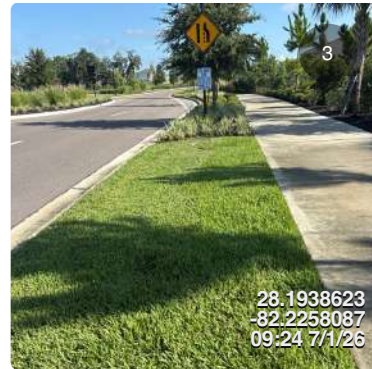
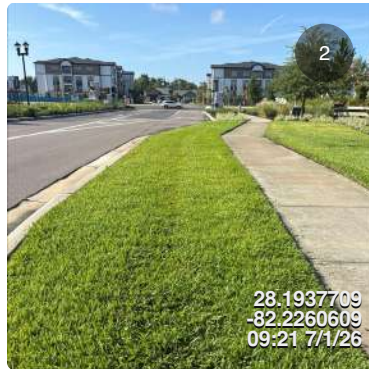
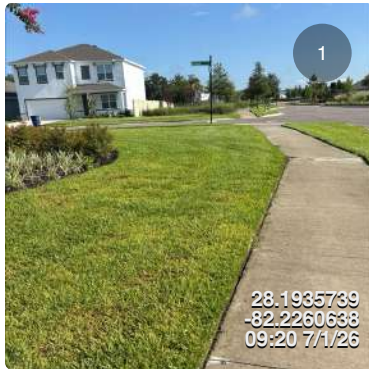


Item 2- Entrance Turf

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Overall turf fertility is well established with only a few isolated hotspots remaining.

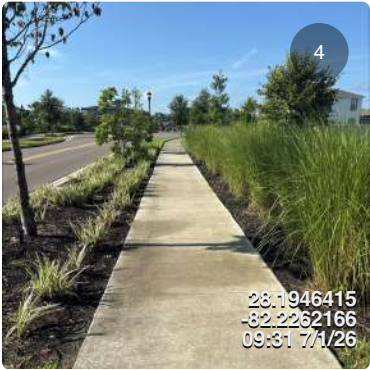
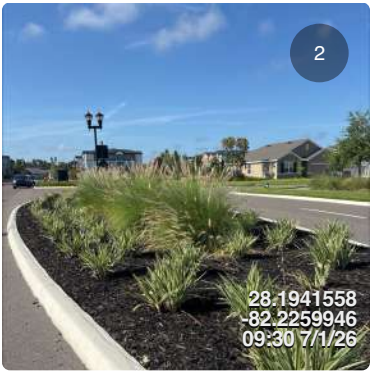
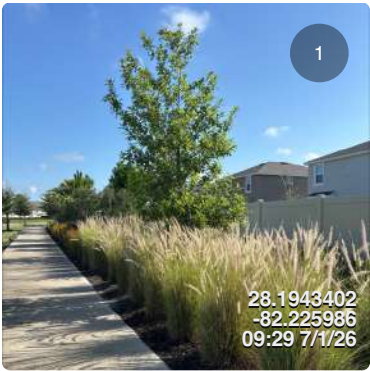


Item 3-Wide Waterway Landscape Beds

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

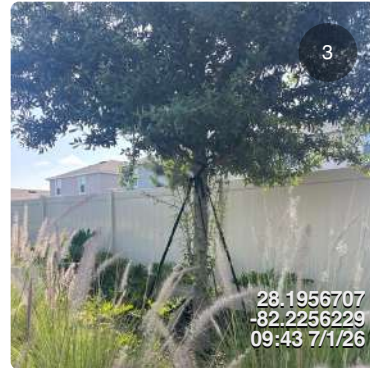
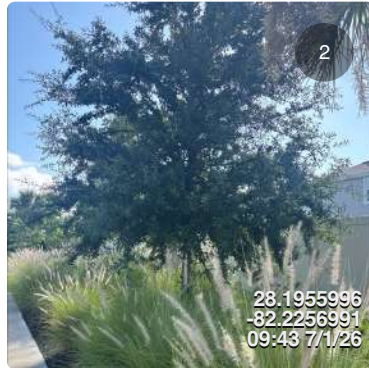
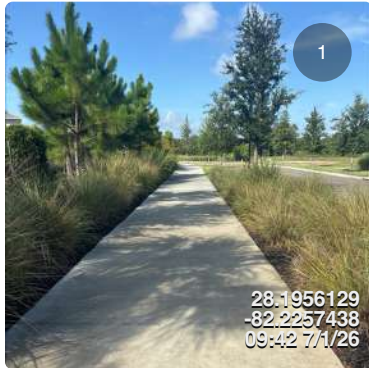
Plant material is green, healthy, and overall well maintained. Remove the vine growing up the tree located by the west-side pond before the shell path. Crews are maintaining plant material clear of the sidewalks through routine pruning.



Item 4-Wide Waterway Landscape Beds

Assigned To: Down To Earth

Plant material along the sidewalk is well maintained. Trim back ornamental grasses to maintain sidewalk clearance, raise oak tree canopies as needed, remove basal sprouts from the oak trees along the wall, and remove tree poles and straps that are no longer needed.

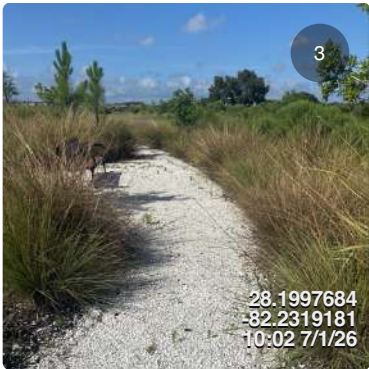
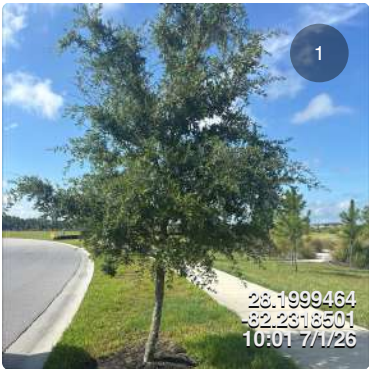


Item 5- Sunflower Hill Pocket Park

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Prune the lower branches of the oak trees, inspect the turf for areas of decline, trim back ornamental grasses to maintain shell path clearance, treat weeds throughout the shell path, and fill in missing plant material at the beginning of the ornamental grass bed.



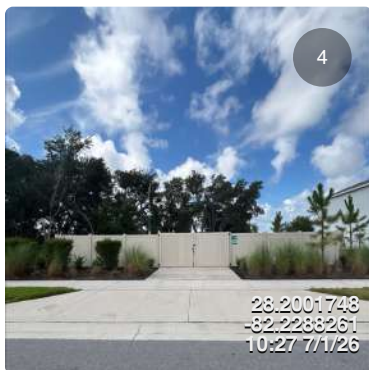
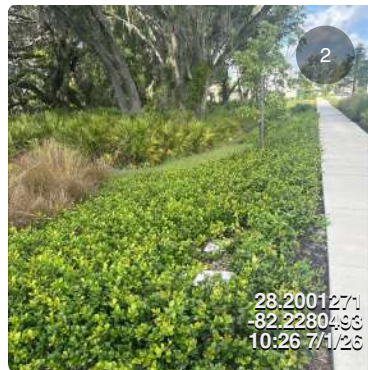
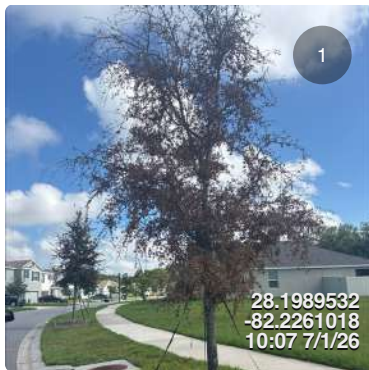
Scheduled for the week of 7/13/26

Item 6- Gardiner & Lockman Way

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Remove and replace the dead oak tree. Monitor the newly installed oak showing signs of decline and replace under warranty if it does not recover. Confederate jasmine is well maintained and healthy. Remove weeds throughout the landscape beds, remove the remaining dead fern near the conservation area, and provide a proposal for replacement. Plant material by the lift station is well maintained; however, treat weeds throughout the landscape bed.

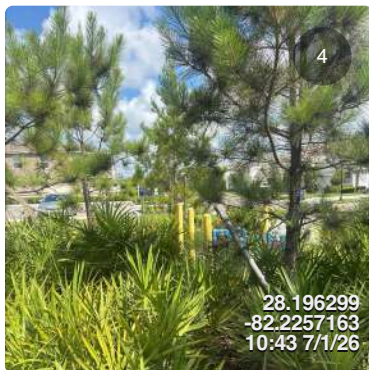
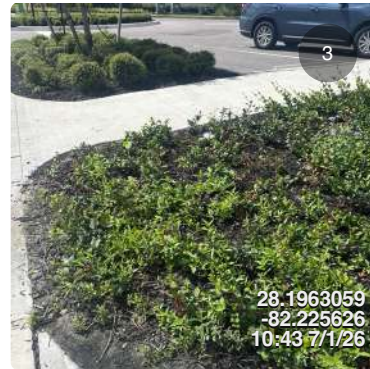
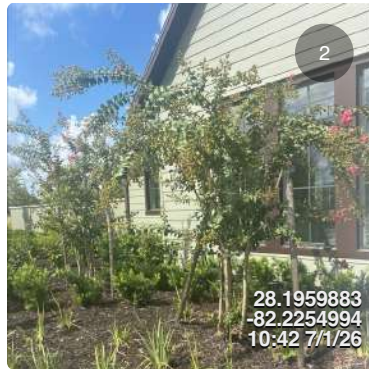
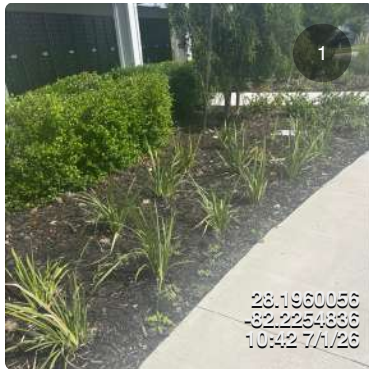


Item 7- Amenity

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Remove weeds throughout the landscape beds, including weeds growing within the Confederate jasmine. Remove tree poles and straps that are no longer needed on both sides of the amenity center near the parking lot.

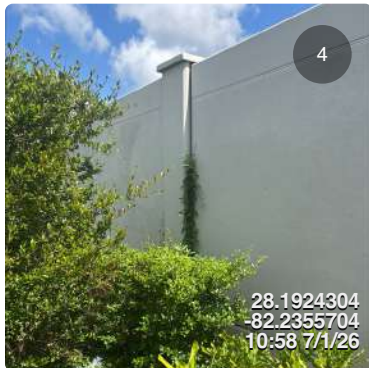
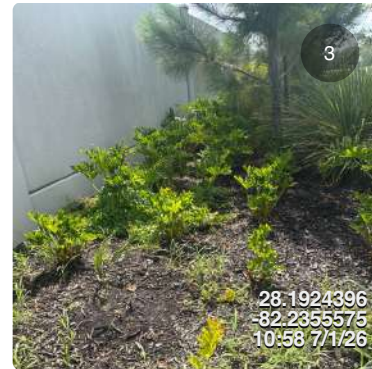
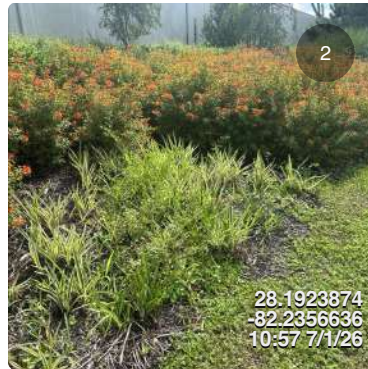
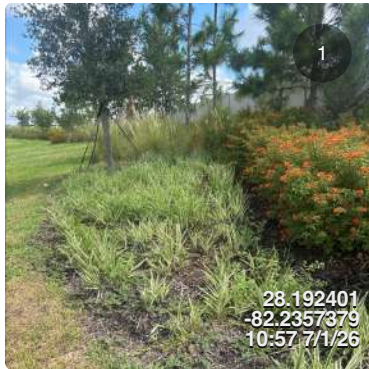


Item 8- 56 Landscape Bed

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Landscape beds along the wall heading toward the Childers entrance contain a significant amount of weeds that should be treated and removed. Remove vines growing along the wall throughout the landscape beds.

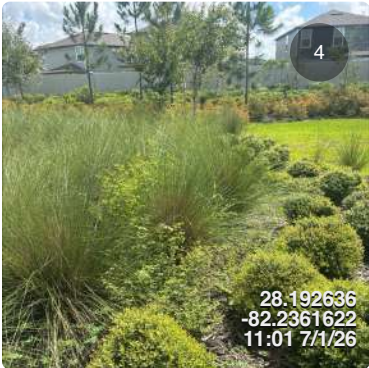
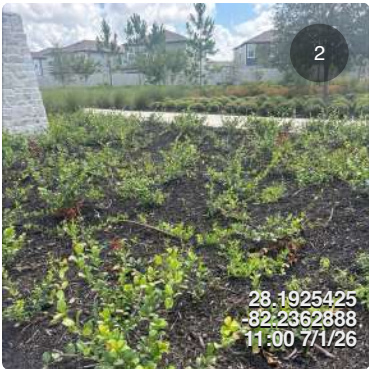


Item 9- Childers Entrance

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Inspect the turf for areas of stress. Water trucks will continue supplemental watering in this area. Flag turf areas for replacement where dead spots are present. Treat and remove weeds throughout the entrance landscape beds.

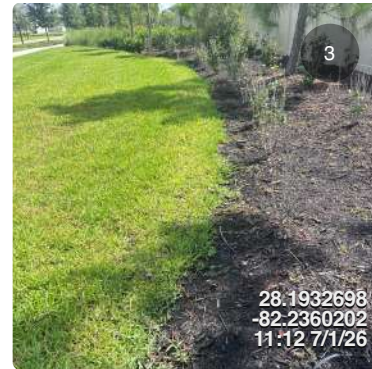


Item 10- Childers Way

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Straighten leaning trees along the sidewalk by the fence, including one tree that has fallen over. Re-establish soft-edge beds throughout the area. Turf fertility has improved; however, a few isolated hotspots remain and should continue to be monitored.

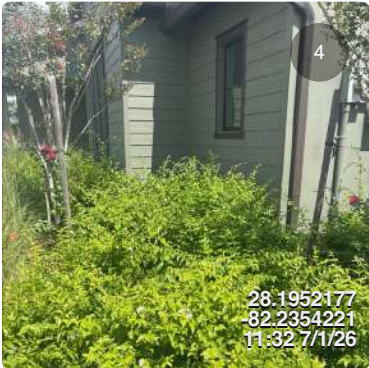
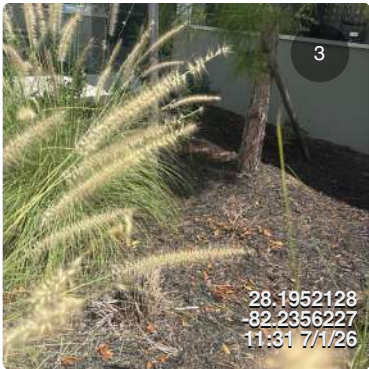
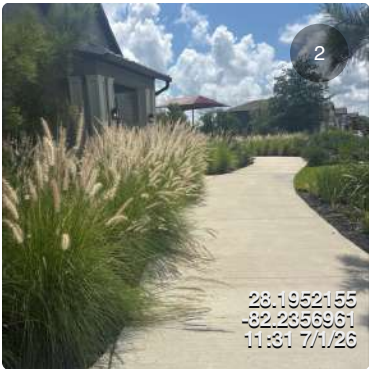


Item 11- Amenity

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Trim back leggy Confederate jasmine, trim back ornamental grasses to maintain sidewalk clearance, remove dead plant material throughout the landscape beds, and trim the hedges on the right side of the front of the amenity center.

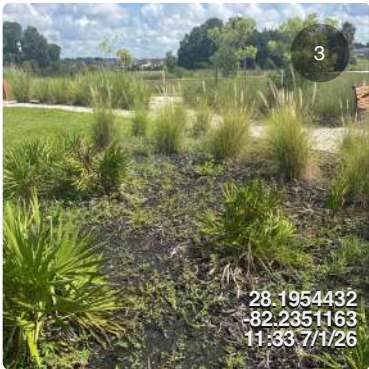
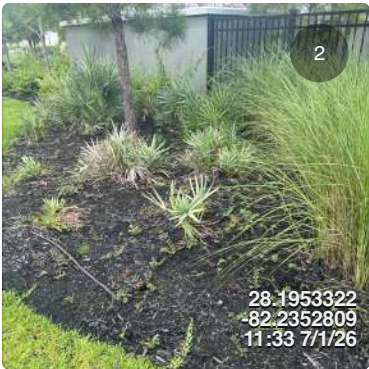


Item 12- Amenity

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Playground Area: Landscape beds contain a significant amount of weeds and torpedo grass that should be treated and removed. Treat weeds throughout the shell path. This is a high-focal area and should be maintained to community standards.

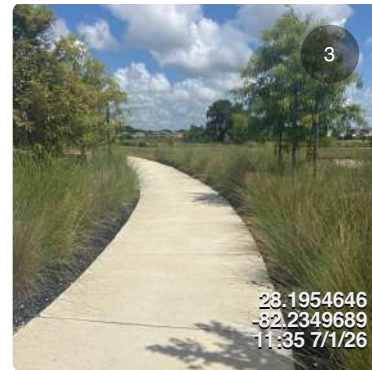
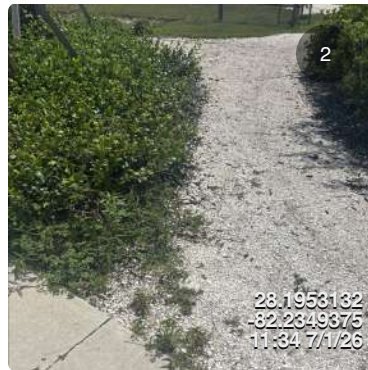


Item 13- Shell Path & Sidewalk

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Clean the sidewalks and trim back ornamental grasses and other plant material encroaching onto the sidewalks. Treat and remove weeds throughout the shell path and within the Confederate jasmine. As a frequently used resident area, maintain this location to community standards.

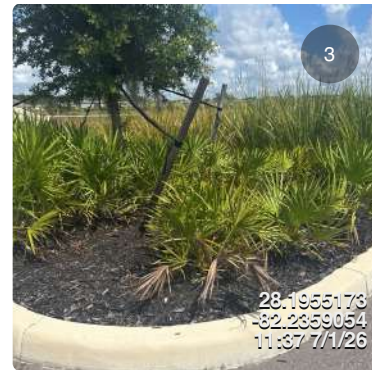
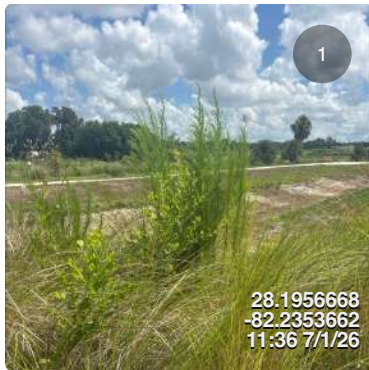


Item 14- Amenity

Due By: Thursday, July 16, 2026

Assigned To: Down To Earth

Landscape beds behind the amenity center contain a significant amount of weeds, including weeds taller than the ornamental grasses. Treat and remove weeds throughout the beds, remove dead plant material, and inspect the ornamental grasses near the parking lot for signs of decline or d





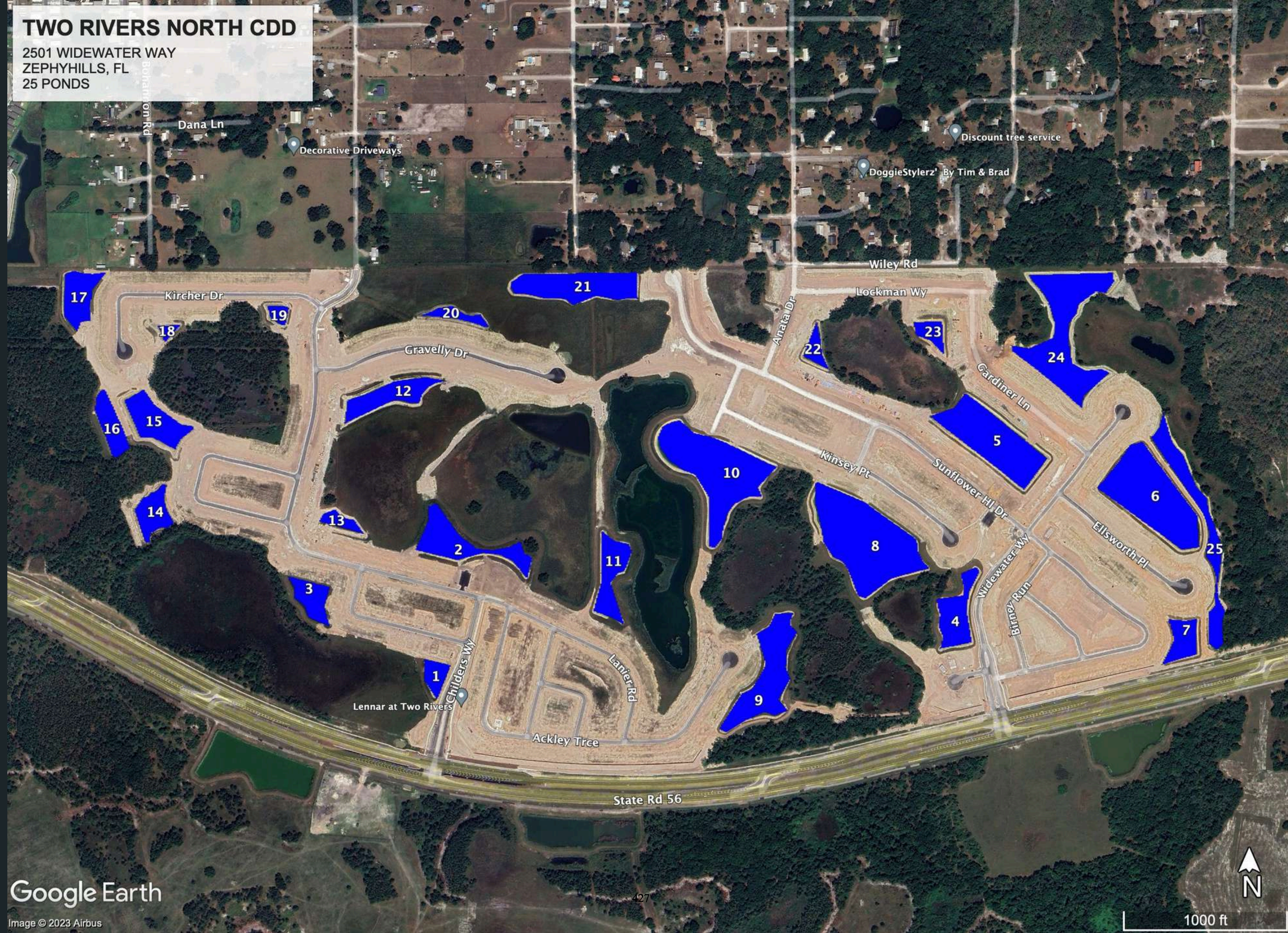
MONTHLY REPORT

AUGUST, 2026



TWO RIVERS NORTH CDD

2501 WIDEWATER WAY
ZEPHYRHILLS, FL
25 PONDS



Google Earth

Image © 2023 Airbus

1000 ft

SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #1 Treated For Algae and Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #19 Treated for Algae and Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.



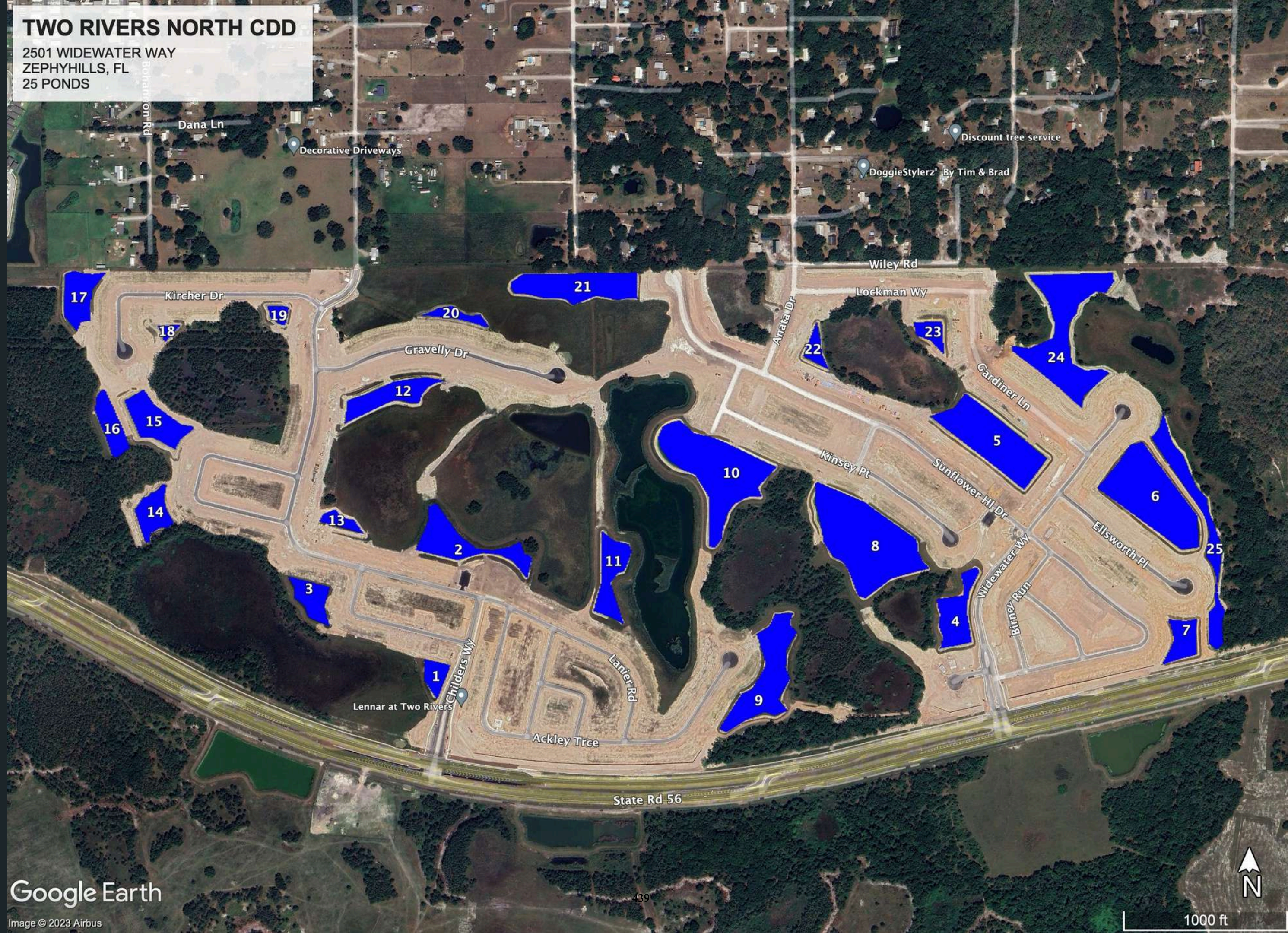
MONTHLY REPORT

JULY, 2026



TWO RIVERS NORTH CDD

2501 WIDEWATER WAY
ZEPHYRHILLS, FL
25 PONDS



Google Earth

Image © 2023 Airbus



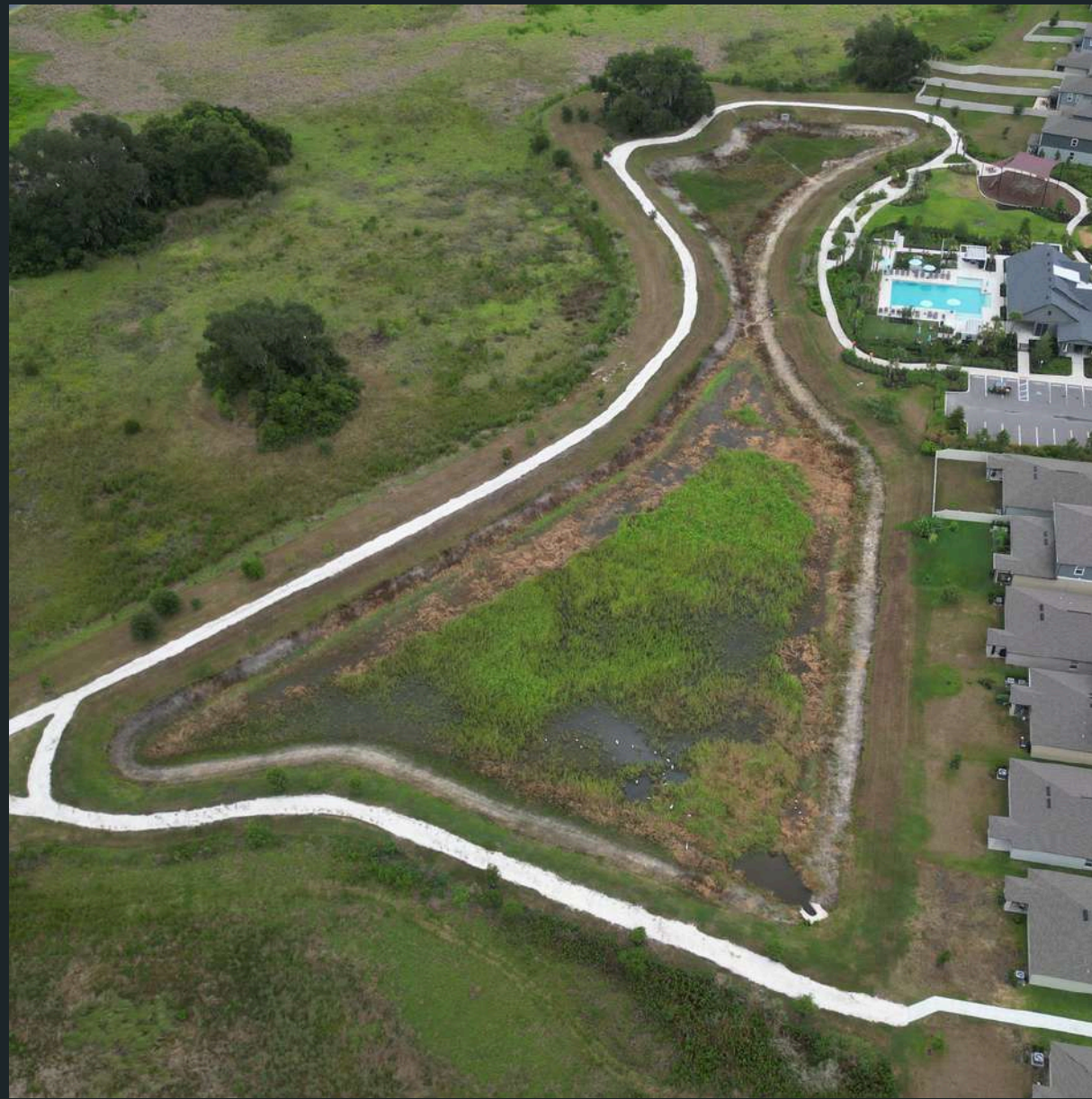
1000 ft

SUMMARY:

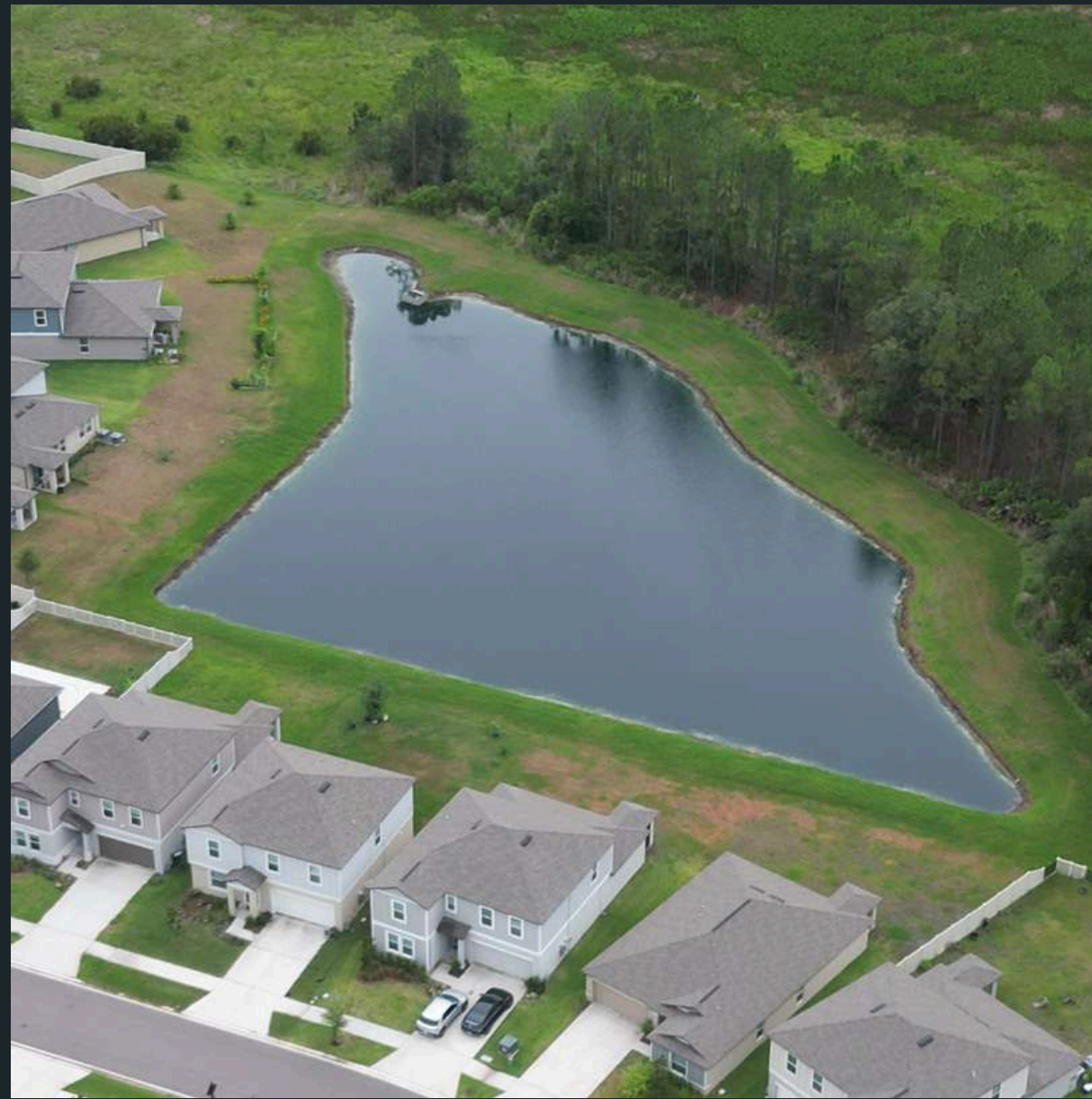
The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.



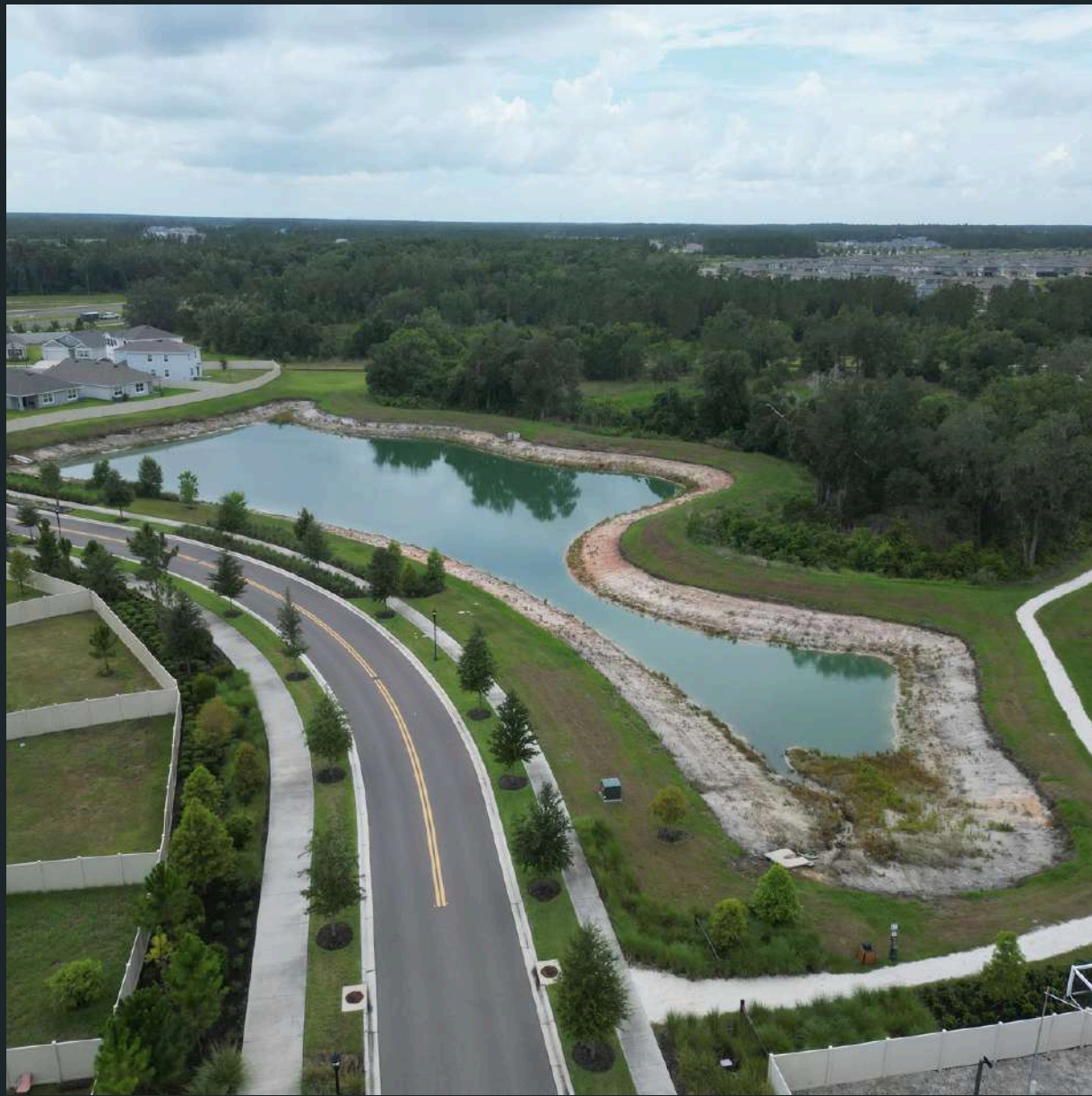
Pond #1 Treated For Algae And Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



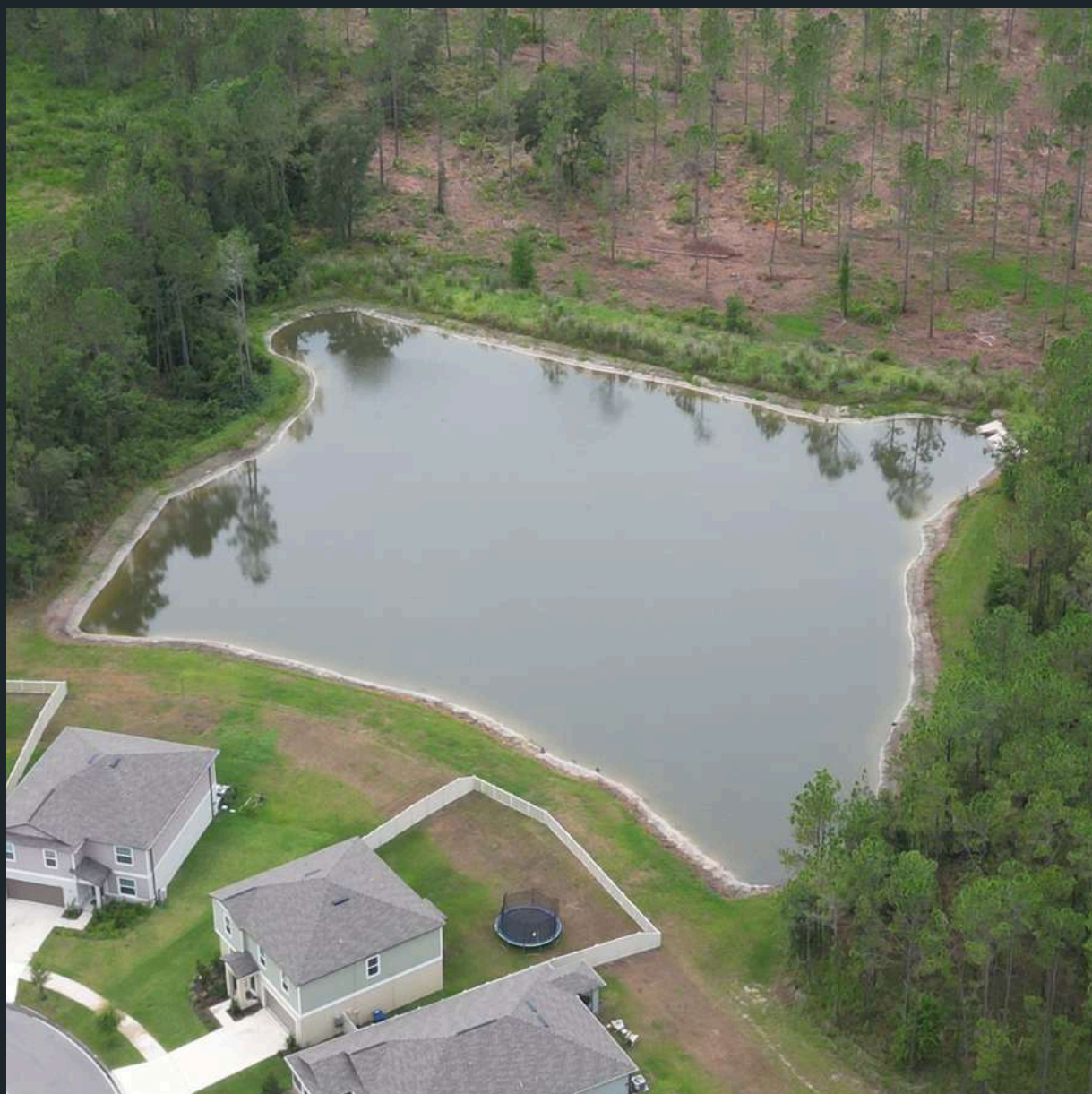
Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



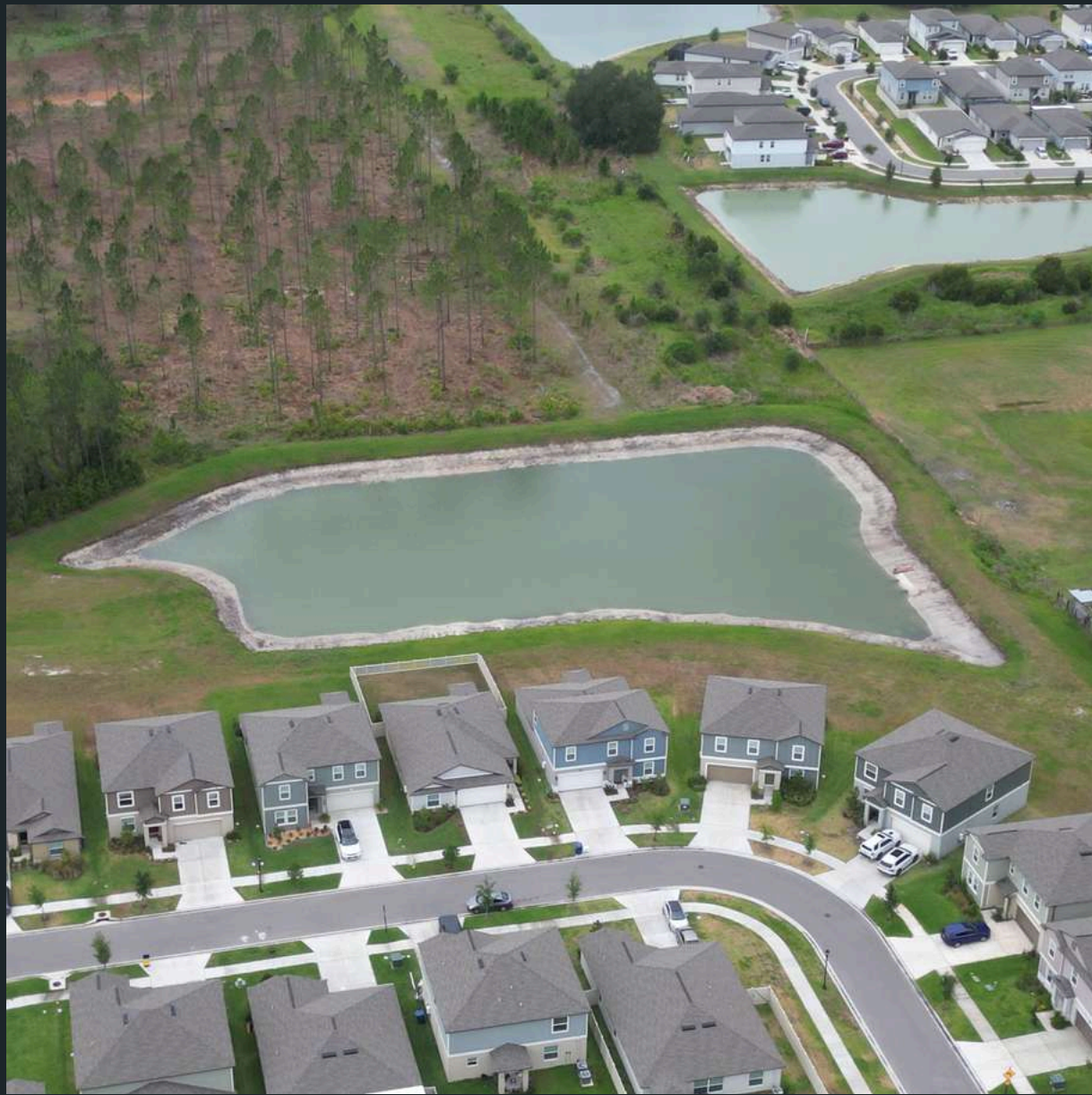
Pond #14 Treated for Shoreline Vegetation.



Pond #15 Treated for Algae and Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



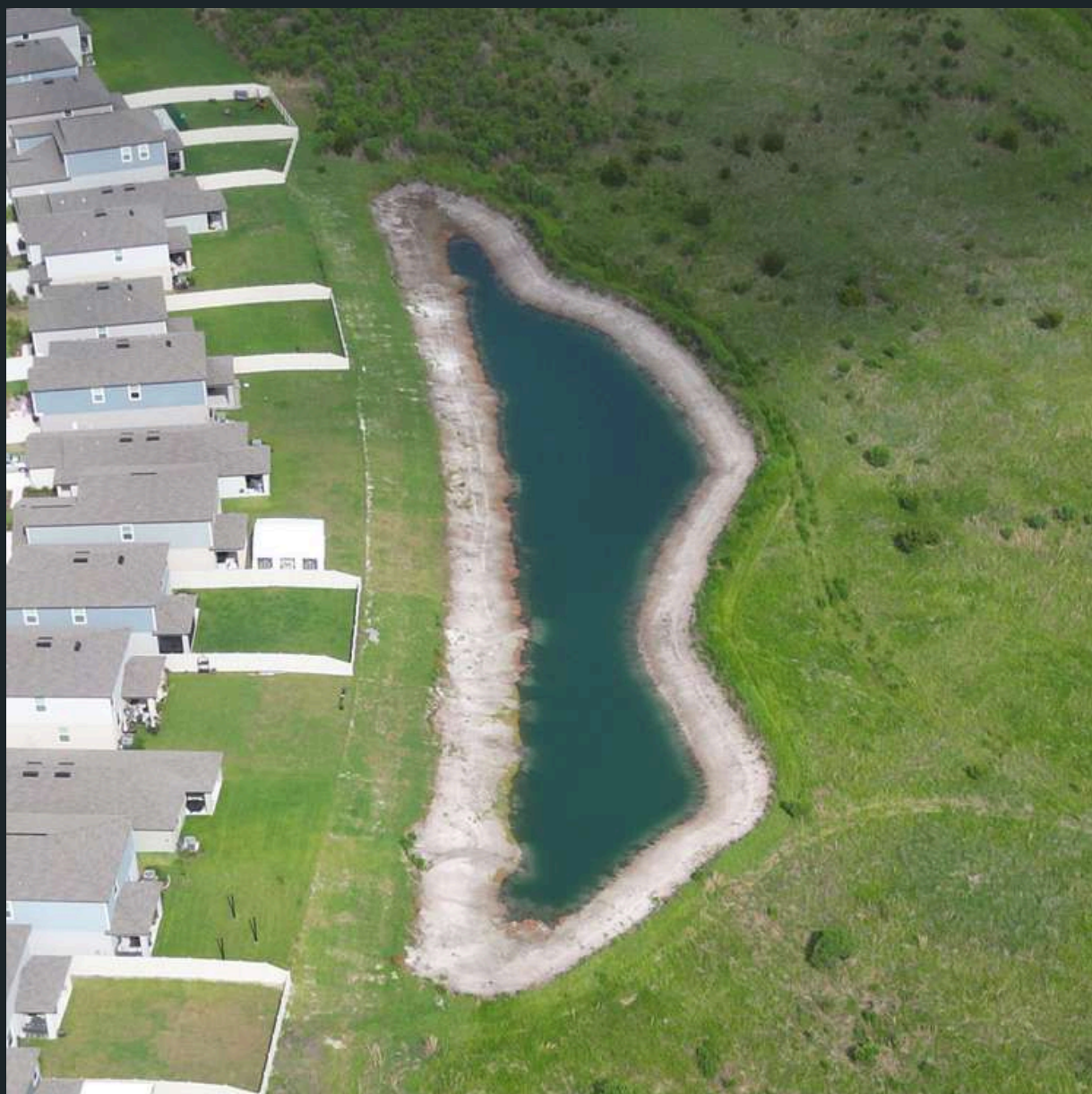
Pond #17 Treated for Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.



Pond #20 Treated for Shoreline Vegetation.



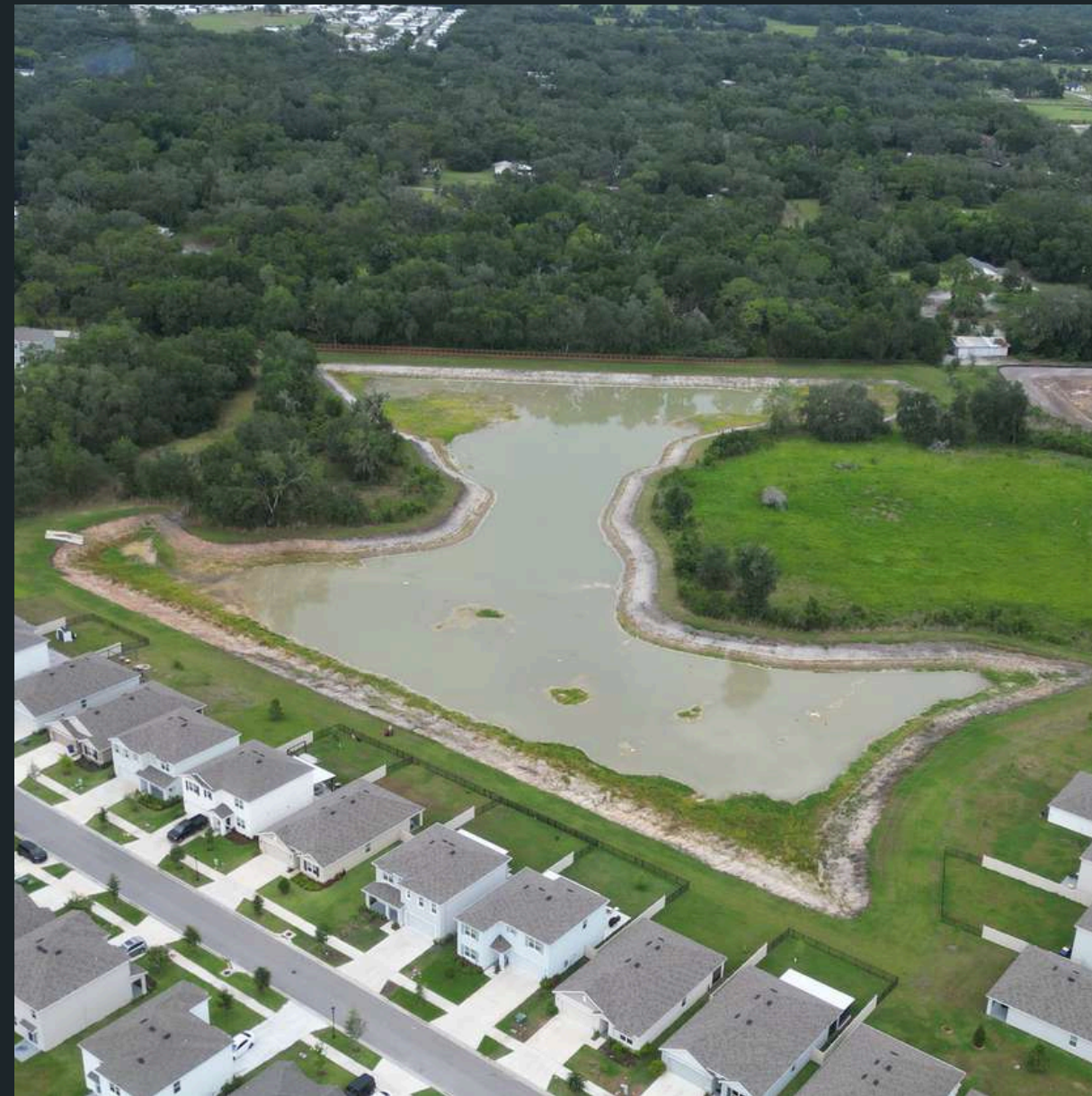
Pond #21 Treated for Shoreline Vegetation.



Pond #22 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #24 Treated for Shoreline Vegetation.



Pond #25 Treated for Shoreline Vegetation.