

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 16, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Two Rivers East Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager

Regular Meeting Agenda

Tuesday, December 16, 2025, at 11:00 a.m.

The Regular Meeting of Two Rivers East Community Development District will be held on **December 16, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

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

Dial-in by phone +1 646-838-1601 **Pin:** 200322157#

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
 - A. Consideration of Annual Arbitrage Proposal Special Assessment Bonds Series, 2023
 - B. Consideration of Encroachment Agreement for 36964 Sagemoor Drive
4. **CONSENT AGENDA**
 - A. Approval of the Regular Meeting Minutes of November 18, 2025
 - B. Consideration of the Operation and Maintenance Expenditures November 2025
 - C. Acceptance of the Financials and Approval of the Check Register for November 2025
 - D. Ratification of the F2 Phase 1 Casca Fresca Addendum to the Master Landscape Maintenance Service Agreement
 - E. Ratification of the Aquatic Management Services Agreement with Sitex Aquatics
 - F. Ratification of the Down to Earth Landscape & Irrigation Proposal # 13283
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - C. District Engineer
6. **BOARD MEMBERS COMMENTS**
7. **ADJOURNMENT**

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Two Rivers East Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Two Rivers East CDD – \$26,260,000 Special Assessment Bonds, Series 2023 (Series 2023 Project) (the “2023 Series”)

Dear Two Rivers East Community Development District:

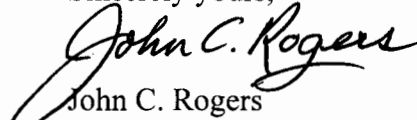
Arbitrage Rebate Counselors hereby contracts with Two Rivers East Community Development District to provide annual arbitrage calculations for the above-referenced 2023 Series.

The annual arbitrage calculations for the 2023 Series will cover the one-year period May 30, 2023 to May 30, 2024, and each successive one-year period thereafter ending on May 30th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2023 Series is \$400.00. Two Rivers East CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

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

Prepared by and return to:
Michael L. Broadus, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 28-26-0040-03400-0160

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **MAURICIO AMADEO CONTRERAS and JENNA MAE SWEITZER** (collectively, the “**Landowner**”), whose mailing address is 36964 Sagemoor Drive, Zephyrhills, FL 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 16, Block 34, of TWO RIVERS PARCEL F2 PHASE 1 (the “**Property**”), a subdivision according to the plat thereof recorded at Plat Book 96, Pages 120-131 (the “**Plat**”), of the Public Records of Pasco County, Florida (the “**Plat**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall as depicted in the Plot Plan submitted (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name: _____

Address: _____

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

_____ MAURICIO AMADEO CONTRERAS
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____
_____, 202____, by MAURICIO AMADEO CONTRERAS, Landowner, who [] is personally known
to me or [] has produced _____ (type of identification) as
identification.

Notary Public Signature

Notary Stamp

Witnesses:

_____ JENNA MAE SWEITZER
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____
_____, 202____, by JENNA MAE SWEITZER, Landowner, who [] is personally known to me or []
has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

- 41 **A. Approval of Minutes of the October 21, 2025 Regular Meeting**
- 42 **B. Consideration of Operation and Maintenance Expenditures October 2025**
- 43 **C. Acceptance of the Financials and Approval of the Check Register for October 2025**
- 44 **D. Ratification on Grau & Associates Fiscal Year 2025 Audit Engagement Letter**
- 45 **E. Ratification of the Down-to-Earth Landscape & Irrigation Proposal 132186**

On MOTION by Ms. Grunwald seconded by Mr. Motko, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

- 51 **A. District Counsel**
- 52 **B. District Accountant**
- 53 **C. District Manager**
- 54 **i. Community Inspection Report**

55 The Community Inspection Report was presented, a copy of which was included in
 56 the agenda package. Mr. Gandarilla provided updates/pending and completed items. Discussion
 57 ensued.

SIXTH ORDER OF BUSINESS

Board Members' Comments

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

SEVENTH ORDER OF BUSINESS

Adjournment

63 There being no further business,

On MOTION by Mr. Motko seconded by Ms. Grunwald, with all in favor, the meeting was adjourned at 11:23 am. 5-0

69 _____
 70 Jayna Cooper
 71 District Manager

69 _____
 70 Carlos de la Ossa
 71 Chairperson

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
DOWN TO EARTH	10/30/2025	158660	\$729.45			IRRIGATION REPAIRS
DOWN TO EARTH	11/1/2025	157186	\$31,992.40		\$32,721.85	LANDSCAPE CONTRACT
INFRAMARK LLC	11/11/2025	163576	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163576	\$375.00			ADMINISTRATIVE FEES
INFRAMARK LLC	11/11/2025	163576	\$250.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	11/11/2025	163576	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163576	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163576	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	11/11/2025	163576	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	11/11/2025	163576	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163576	\$50.00			RENTAL & LEASES
INFRAMARK LLC	11/11/2025	163576	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	11/11/2025	163576	\$100.00	\$5,941.67	\$5,941.67	WEBSITE ADMIN
SITEX AQUATICS LLC	11/1/2025	10422-B	\$2,181.00			AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$40,844.52			
Variable Contract						
ANGIE GRUNWALD	11/18/2025	AG-111825	\$200.00			SUPERVISOR FEE
CARLOS DE LA OSSA	11/18/2025	CO-111825	\$200.00			SUPERVISOR FEE
NICHOLAS J. DISTER	11/18/2025	ND-111825	\$200.00			SUPERVISOR FEES
RYAN MOTKO	11/18/2025	RM-111825	\$200.00			SUPERVISOR FEES
STRALEY ROBIN VERICKER	11/14/2025	27453	\$1,845.00			PROFESSIONAL SERVICES
THOMAS R. SPENCE	11/18/2025	TS-111825	\$200.00			SUPERVIROS FEES
Variable Contract Subtotal			\$2,845.00			
Utilities						
PASCO COUNTY UTILITIES	11/6/2025	110625 SERV FEE ACH	\$2.50			ONLINE SERVICE FEE
PASCO COUNTY UTILITIES	11/6/2025	1323235 110625 ACH	\$1,570.00			METER SET/CONNECTION DEPOSIT
PASCO COUNTY UTILITIES	11/6/2025	1323230 110625 ACH	\$2,146.00			METER SET/CONNECTION DEPOSIT

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	11/6/2025	1323220 110625 ACH	\$2,146.00			METER SET/CONNECTION DEPOSIT
PASCO COUNTY UTILITIES	11/6/2025	1323240 110625 ACH	\$1,570.00		\$7,434.50	METER SET/CONNECTION DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383273 DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383273 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383279 DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383279 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383281 DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383281 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383285 DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383285 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383287 DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383287 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383295 DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/17/2025	2383295 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	11/12/2025	111225-6579	\$2,664.64		\$4,854.64	ELECTRIC
Utilities Subtotal			\$12,289.14			
Regular Services						
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/31/2025	1642	\$1,500.00			1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES
TIMES PUBLISHING COMPANY	8/13/2025	47878 080625 2	\$624.00			ORDINANCE OF BOUNDARIES AD 2 OF 4
TIMES PUBLISHING COMPANY	8/27/2025	47878 080625 4	\$624.00			ORDINANCE OF BOUNDARIES AD 4 OF 4
TIMES PUBLISHING COMPANY	8/20/2025	47878 080625 3	\$624.00		\$1,872.00	ORDINANCE OF BOUNDARIES AD 3 OF 4

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services Subtotal			\$3,372.00			
Additional Services						
JAYMAN ENTERPRISES LLC	10/3/2025	4259	\$400.00			INSTALL COMM BULLETIN BOARD
TWO RIVERS EAST	11/24/2025	11242025 - 01	\$14,313.03			SERIES 2023 FY26 DS
Additional Services Subtotal			\$14,713.03			
TOTAL			\$74,063.69			

Down to Earth Landscape & Irrigation

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



Invoice: #158660

October 2025

Customer

Two Rivers East
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

Project/Job

Emergency Mainline Repair - October 16, 2025 (Front Entrance)
Estimate # 130970

Invoice Date

10/30/2025

Date Due

11/14/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#130970 - Emergency Mainline Repair - October 16, 2025 (Front Entrance)				\$729.45

Repairs to mainline that was broken by outside contractor and not reported.

Estimates require a 50% deposit to order and schedule any approved work.

LCE005: Irrigation Installation				\$729.45
3" CL200 PVC Non-Potable (Material)	Foot	3.00	\$7.22	\$21.65
3" SCH 40 PVC 90 DEGREE ELBOW SLIP (Material)	Each	1.00	\$17.37	\$17.37
3" SCH 40 PVC COUPLER SLIP (Material)	Each	1.00	\$10.43	\$10.43
Irrigation Labor (Hide) (Labor)				\$680.00

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p>	To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments. DTElandscape.property-service-portal.com	Subtotal	\$729.45
		Sales Tax	\$0.00
		Total	\$729.45
	To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added. https://huntington.billeri.com/ebpp/DownToEarth/	Credits/Payments	(\$0.00)
		Balance Due	\$729.45

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

Re: Two Rivers Approvals

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

Attention!

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

Hi Dave,

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

Thank you,

Jayna Cooper | CDM | District Manager



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

Please send invoices to - inframarkcms@payableslockbox.com

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

This Message Is From an External Sender

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

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

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

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

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtlandscape.com



Re: Two Rivers Approvals

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

Attention!

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

Hi Dave,

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

Thank you,

Jayna Cooper | CDM | District Manager



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

Please send invoices to - inframarkcms@payableslockbox.com

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

This Message Is From an External Sender

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

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

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

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

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtlandscape.com



Down to Earth Landscape & Irrigation

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



Invoice: #157186

November 2025

Customer

Two Rivers East
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers East Roadway Rough Cutting Contract (2025) Estimate # 114331	11/1/2025	12/1/2025	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114331 - Two Rivers East Roadway Rough Cutting Contract (2025)				\$31,992.40
LCR003: Additional Areas - Start 8/11/25				\$5,879.77
LCR003: Additional Areas - Start 7/1/25				\$9,855.71
LCR003: Entrances and Meritage Additions - Start 10/1/25				\$4,380.06
LCR003: Additional Services - Start 10/1/25				\$5,970.90
LCR003: General Maintenance				\$1,745.34
LCR003: Additional Areas - Start 4/28/25				\$442.02
LCR003: F2 Casa Fresca Commons - Start 5/19/25				\$3,718.60

Billing Questions

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

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.property-service-portal.com](https://dtelandscape.com/property-service-portal/)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.

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

Subtotal	\$31,992.40
Sales Tax	\$0.00
Total	\$31,992.40
Credits/Payments	(\$0.00)
Balance Due	\$31,992.40



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163576

DATE

11/11/2025

BILL TO

Two Rivers East Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C3191

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	250.00		250.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Services	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					5,941.67

Subtotal	\$5,941.67
Tax	\$0.00
Total Due	\$5,941.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Sitex Aquatics, LLC
 PO Box 917
 Parrish, FL 34219 USA
 8135642322
 office@sitexaquatics.com

Invoice

BILL TO

Two Rivers East CDD
 Inframark
 2005 Pan Am Circle Ste 300
 Tampa, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10422-b	11/01/2025	\$2,181.00	12/01/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Casa Fresca Monthly Lake Maintenance 9 - Waterways	1	900.00	900.00
	Aquatic Maintenance	Meritage Monthly Lake Maintenance: 4- Waterways	1	393.00	393.00
	Aquatic Maintenance	Lennar Monthly Lake Maintenance: 14- Waterways	1	888.00	888.00

SUBTOTAL	2,181.00
TAX	0.00
TOTAL	2,181.00
BALANCE DUE	\$2,181.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: November 18, 2025

Name	In Attendance Please X	Paid
1 Carlos de la ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Nick Dister	x	\$200.00
4 Thomas Spence	x	\$200.00
5 Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 11/20/2025 12:50

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: November 18, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Nick Dister	x	\$200.00
4	Thomas Spence	x	\$200.00
5	Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 11/20/2025 12:50

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: November 18, 2025

Name	In Attendance Please X	Paid
1 Carlos de la ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Nick Dister	x	\$200.00
4 Thomas Spence	x	\$200.00
5 Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 11/20/2025 12:50

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: November 18, 2025

Name	In Attendance Please X	Paid
1 Carlos de la ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Nick Dister	x	\$200.00
4 Thomas Spence	x	\$200.00
5 Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 11/20/2025 12:50

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 14, 2025
Client: 001581
Matter: 000001
Invoice #: 27453

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/16/2025	LC	REVIEW THE US BOARD ON GEOGRAPHIC NAMES INFORMATION, POLICIES AND RELATED MATERIALS RE PROPOSAL FOR TWO RIVERS, FLORIDA NAME; BEGIN PREPARING PROPOSAL APPLICATION FOR SAME.	0.7	\$136.50
10/17/2025	LC	CONTINUE REVIEWING THE PRINCIPLES, POLICIES, AND PROCEDURES FOR DOMESTIC GEOGRAPHIC NAMES; CONTINUE PREPARING PROPOSAL APPLICATION AND ATTACHMENTS TO SAME.	0.8	\$156.00
10/17/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/20/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/20/2025	LC	CONTINUE WORKING ON BGN PROPOSAL FOR TWO RIVERS, FLORIDA GEOGRAPHIC DESIGNATION.	0.3	\$58.50
10/21/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$324.00
10/21/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00
10/27/2025	KCH	REVIEW PETITION FOR BGN DOMESTIC NAMES COMMITTEE EXECUTIVE SECRETARIAT.	0.5	\$187.50
10/28/2025	LC	WORK ON FINALIZING BGN PROPOSAL FOR TWO RIVERS, FLORIDA; SUBMIT PROPOSAL TO BGN.	0.3	\$58.50
10/29/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.5	\$202.50

SERVICES

Date	Person	Description of Services	Hours	Amount
10/29/2025	KCH	LANDSCAPE INSTALLATION AND MAINTENANCE SCHEDULE DISCUSSION WITH M. SCHERER; REVIEW ASSOCIATED MAPS AND DIAGRAMS.	0.4	\$150.00
Total Professional Services			5.8	\$1,845.00
Total Services			\$1,845.00	
Total Disbursements			\$0.00	
Total Current Charges				\$1,845.00
Previous Balance				\$6,623.76
PAY THIS AMOUNT				\$8,468.76

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27277	October 07, 2025	\$6,525.00	\$98.76	\$0.00	\$0.00	\$8,468.76
Total Remaining Balance Due						\$8,468.76

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,845.00	\$6,623.76	\$0.00	\$0.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: November 18, 2025

Name	In Attendance Please X	Paid
1 Carlos de la ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Nick Dister	x	\$200.00
4 Thomas Spence	x	\$200.00
5 Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 11/20/2025 12:50



Phone: (727) 847-8131

Billing Information

Two Rivers East CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check)
 XXXXXXXXXXX9075
 11/6/2025 3:21:54 PM
 PAYMENT PROCESSED 856585

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV20251161 42036783	Account Number: 1323240 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 36854 Sagemoor Dr Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00
Utilities New Customers Deposits & Fees	INV20251161 41949491	Account Number: 1323235 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 1978 Two Rivers Boulevard Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00

		Account Number: 1323230	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and Name: 34579 Rangewood Dr	\$2,146.00
Deposits & Fees	4193877	Email Address: districtinvoices@inframark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		Account Number: 1323220	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and Name: 34658 Verdure Lane	\$2,146.00
Deposits & Fees	41815457	Email Address: districtinvoices@inframark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		SUBTOTAL	\$7,432.00
--	--	----------	-------------------

		SERVICE FEE	\$2.50
--	--	-------------	---------------

		GRAND TOTAL	\$7,434.50
--	--	-------------	-------------------

Pasco County Utilities Invoice# INV2025116141949491 Payment Confirmation

From Pasco County Utilities <no-reply@invoicecloud.net>
Date Thu 11/6/2025 3:22 PM
To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Dear Two Rivers East CDD

Payment Confirmation

Utilities New Customer Deposits & Fees

Invoice Number:

Thank you for your payment to Pasco County Utilities.

INV2025116141949491

Your payment has been successfully processed and your account has been updated.

Payment Amount:

\$1,570.00

If you have any questions regarding your account, please email us at . Be sure to include your first name, last name, and account number or you may contact our Customer Service Department at (727) 847-8131.

Message:

Thank you for being a valued Pasco County Utilities customer.

PAYMENT PROCESSED
856585

Please Note: To ensure delivery of account-related email notifications, please add this email to your safe senders list.

Below are the details you entered for this transaction:

Account Number: 1323235

Customer Number: 01554184

Customer Name: Two Rivers East CDD

Service Address
Street Number and Name: 1978 Two Rivers Boulevard

Email Address: districtinvoices@inframark.com

Phone Number: 8138737300

Payment Amount : 1570.00



Please consider the environment before printing this email

© 2010-2025 InvoiceCloud. All rights reserved.



Phone: (727) 847-8131

Billing Information

Two Rivers East CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check)
 XXXXXXXXXXX9075
 11/6/2025 3:21:54 PM
 PAYMENT PROCESSED 856585

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV20251161 42036783	Account Number: 1323240 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 36854 Sagemoor Dr Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00
Utilities New Customers Deposits & Fees	INV20251161 41949491	Account Number: 1323235 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 1978 Two Rivers Boulevard Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00

		Account Number: 1323230	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	\$2,146.00
Deposits & Fees	4193877	ame: 34579 Rangewood Dr	
		Email Address: districtinvoices@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		Account Number: 1323220	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	\$2,146.00
Deposits & Fees	41815457	ame: 34658 Verdure Lane	
		Email Address: districtinvoices@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		SUBTOTAL	\$7,432.00
--	--	----------	-------------------

		SERVICE FEE	\$2.50
--	--	-------------	---------------

		GRAND TOTAL	\$7,434.50
--	--	-------------	-------------------

Pasco County Utilities Invoice# INV202511614193877 Payment Confirmation

From Pasco County Utilities <no-reply@invoicecloud.net>
Date Thu 11/6/2025 3:22 PM
To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Dear Two Rivers East CDD

Payment Confirmation

Utilities New Customer Deposits & Fees

Invoice Number: [arrow]

Thank you for your payment to Pasco County Utilities.

INV202511614193877

Your payment has been successfully processed and your account has been updated.

Payment Amount: [arrow]

\$2,146.00

If you have any questions regarding your account, please email us at . Be sure to include your first name, last name, and account number or you may contact our Customer Service Department at (727) 847-8131.

Message: [arrow]

PAYMENT PROCESSED
856585

Thank you for being a valued Pasco County Utilities customer.

Please Note: To ensure delivery of account-related email notifications, please add this email to your safe senders list.

Below are the details you entered for this transaction:

Account Number: 1323230

Customer Number: 01554184

Customer Name: Two Rivers East CDD

Service Address
Street Number and 34579 Rangewood Dr
Name:

Email Address: districtinvoices@inframark.com

Phone Number: 8138737300

Payment Amount : 2146.00



Please consider the environment before printing this email

© 2010-2025 InvoiceCloud. All rights reserved.



Phone: (727) 847-8131

Billing Information

Two Rivers East CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check)
 XXXXXXXXXXX9075
 11/6/2025 3:21:54 PM
 PAYMENT PROCESSED 856585

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV20251161 42036783	Account Number: 1323240 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 36854 Sagemoor Dr Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00
Utilities New Customers Deposits & Fees	INV20251161 41949491	Account Number: 1323235 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 1978 Two Rivers Boulevard Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00

		Account Number: 1323230	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	
Deposits & Fees	4193877	ame: 34579 Rangewood Dr	\$2,146.00
		Email Address: districtinvoices@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		Account Number: 1323220	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	
Deposits & Fees	41815457	ame: 34658 Verdure Lane	\$2,146.00
		Email Address: districtinvoices@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		SUBTOTAL	\$7,432.00
--	--	----------	-------------------

		SERVICE FEE	\$2.50
--	--	-------------	---------------

		GRAND TOTAL	\$7,434.50
--	--	-------------	-------------------

Pasco County Utilities Invoice# INV2025116141815457 Payment Confirmation

From Pasco County Utilities <no-reply@invoicecloud.net>
Date Thu 11/6/2025 3:22 PM
To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Dear Two Rivers East CDD

Payment Confirmation

Utilities New Customer Deposits & Fees

Invoice Number: [arrow]

Thank you for your payment to Pasco County Utilities.

INV2025116141815457

Your payment has been successfully processed and your account has been updated.

Payment Amount: [arrow]

\$2,148.50

If you have any questions regarding your account, please email us at . Be sure to include your first name, last name, and account number or you may contact our Customer Service Department at (727) 847-8131.

Message: [arrow]

PAYMENT PROCESSED
856585

Thank you for being a valued Pasco County Utilities customer.

Please Note: To ensure delivery of account-related email notifications, please add this email to your safe senders list.

Below are the details you entered for this transaction:

Account Number: 1323220

Customer Number: 01554184

Customer Name: Two Rivers East CDD

Service Address
Street Number and Name: 34658 Verdure Lane

Email Address: districtinvoices@inframark.com

Phone Number: 8138737300

Payment Amount : 2146.00



Please consider the environment before printing this email

© 2010-2025 InvoiceCloud. All rights reserved.



Phone: (727) 847-8131

Billing Information

Two Rivers East CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check)
 XXXXXXXXXXX9075
 11/6/2025 3:21:54 PM
 PAYMENT PROCESSED 856585

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV20251161 42036783	Account Number: 1323240 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 36854 Sagemoor Dr Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00
Utilities New Customers Deposits & Fees	INV20251161 41949491	Account Number: 1323235 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 1978 Two Rivers Boulevard Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00

		Account Number: 1323230	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	
Deposits & Fees	4193877	ame: 34579 Rangewood Dr	\$2,146.00
		Email Address: districtinvoic@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		Account Number: 1323220	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	
Deposits & Fees	41815457	ame: 34658 Verdure Lane	\$2,146.00
		Email Address: districtinvoic@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

	SUBTOTAL	\$7,432.00
--	----------	-------------------

	SERVICE FEE	\$2.50
--	-------------	---------------

	GRAND TOTAL	\$7,434.50
--	-------------	-------------------

Pasco County Utilities Invoice# INV2025116142036783 Payment Confirmation

From Pasco County Utilities <no-reply@invoicecloud.net>
Date Thu 11/6/2025 3:23 PM
To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Dear Two Rivers East CDD

Utilities New Customer Deposits & Fees

Thank you for your payment to Pasco County Utilities.

Your payment has been successfully processed and your account has been updated.

If you have any questions regarding your account, please email us at . Be sure to include your first name, last name, and account number or you may contact our Customer Service Department at (727) 847-8131.

Thank you for being a valued Pasco County Utilities customer.

Please Note: To ensure delivery of account-related email notifications, please add this email to your safe senders list.

Below are the details you entered for this transaction:

Account Number: 1323240

Customer Number: 01554184

Payment Confirmation

Invoice Number:

INV2025116142036783

Payment Amount:

\$1,570.00

Message:

PAYMENT PROCESSED
856585

Customer Name: Two Rivers East CDD

Service Address
Street Number and Name: 36854 Sagemoor Dr

Email Address: districtinvoices@inframark.com

Phone Number: 8138737300

Payment Amount : 1570.00



Please consider the environment before printing this email

© 2010-2025 InvoiceCloud. All rights reserved.



Phone: (727) 847-8131

Billing Information

Two Rivers East CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check)
 XXXXXXXXXXX9075
 11/6/2025 3:21:54 PM
 PAYMENT PROCESSED 856585

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV20251161 42036783	Account Number: 1323240 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 36854 Sagemoor Dr Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00
Utilities New Customers Deposits & Fees	INV20251161 41949491	Account Number: 1323235 Customer Number: 01554184 Customer Name: Two Rivers East CD D Service Address Street Number and Name: 1978 Two Rivers Boulevard Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1570.00	\$1,570.00

		Account Number: 1323230	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	\$2,146.00
Deposits & Fees	4193877	ame: 34579 Rangewood Dr	
		Email Address: districtinvoices@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		Account Number: 1323220	
		Customer Number: 01554184	
		Customer Name: Two Rivers East CD	
		D	
Utilities New Customers	INV20251161	Service Address Street Number and N	\$2,146.00
Deposits & Fees	41815457	ame: 34658 Verdure Lane	
		Email Address: districtinvoices@infram	
		ark.com	
		Phone Number: 8138737300	
		Payment Amount : 2146.00	

		SUBTOTAL	\$7,432.00
--	--	----------	-------------------

		SERVICE FEE	\$2.50
--	--	-------------	---------------

		GRAND TOTAL	\$7,434.50
--	--	-------------	-------------------

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Tue 11/18/2025 8:13 AM

To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$2,190.00, have been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 14949255

Paid With: Bank Account ending in 9075

Submission Code: 14841419

Payment Date: Tuesday, November 18, 2025 8:13:07 AM -05:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383273

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383279

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383281
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383285
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383287
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383295
Amount: \$365.00
Service: WREC



[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Tue 11/18/2025 8:13 AM

To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$2,190.00, have been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 14949255

Paid With: Bank Account ending in 9075

Submission Code: 14841419

Payment Date: Tuesday, November 18, 2025 8:13:07 AM -05:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383273

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383279

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383281
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383285
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383287
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383295
Amount: \$365.00
Service: WREC



[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Tue 11/18/2025 8:13 AM

To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$2,190.00, have been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 14949255

Paid With: Bank Account ending in 9075

Submission Code: 14841419

Payment Date: Tuesday, November 18, 2025 8:13:07 AM -05:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383273

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383279

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383281
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383285
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383287
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383295
Amount: \$365.00
Service: WREC



[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Tue 11/18/2025 8:13 AM

To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$2,190.00, have been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 14949255

Paid With: Bank Account ending in 9075

Submission Code: 14841419

Payment Date: Tuesday, November 18, 2025 8:13:07 AM -05:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383273

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383279

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383281
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383285
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383287
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383295
Amount: \$365.00
Service: WREC



[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Tue 11/18/2025 8:13 AM

To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$2,190.00, have been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 14949255

Paid With: Bank Account ending in 9075

Submission Code: 14841419

Payment Date: Tuesday, November 18, 2025 8:13:07 AM -05:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383273

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383279

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383281
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383285
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383287
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383295
Amount: \$365.00
Service: WREC



[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Tue 11/18/2025 8:13 AM

To District Invoices <districtinvoices@inframark.com>

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$2,190.00, have been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 14949255

Paid With: Bank Account ending in 9075

Submission Code: 14841419

Payment Date: Tuesday, November 18, 2025 8:13:07 AM -05:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383273

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2383279

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383281
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383285
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383287
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2383295
Amount: \$365.00
Service: WREC



[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Account Number **2346579** Cycle **08**
 Meter Number
 Customer Number 20179890
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **11/12/2025**
 Amount Due **2,664.64**
 Current Charges Due **12/05/2025**

District Office Serving You
One Pasco Center

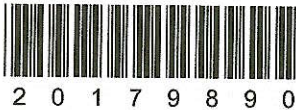
See Reverse Side For More Information

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.



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 5,439.90
 Payment 5,439.90CR
 Balance Forward 0.00

Light Energy Charge 11.44
 Light Support Charge 24.96
 Light Maintenance Charge 417.56
 Light Fixture Charge 512.72
 Light Fuel Adj 1,040 KWH @ 0.04200 43.68
 Poles (QTY 52) 1,456.00
 FL Gross Receipts Tax 2.05
 State Tax 171.55
 Pasco County Tax 24.68

Total Current Charges 2,664.64
 Total Due Please Pay 2,664.64

Lights/Poles Type/Qty Type/Qty
 217 52 980 52

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

See Reverse Side For Mailing Instructions

Bill Date: 11/12/2025

RECEIVED
 NOV 17 2025
 Use above space for address change ONLY.
 By _____

District: OP08



20 2346579 OP08
 TWO RIVERS EAST CDD
 2005 PAN AM CIR STE 300
 ROCKY POINT FL 33607-6008



Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	12/05/2025
TOTAL CHARGES DUE	2,664.64
Total Charges Due After Due Date	2,704.61

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

INVOICE 1642
DATE 10/31/2025

BOND SERIES ...
SPECIAL ASSESSMENT BONDS 2023 (SERIES 2023 PROJECT)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	1,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$1,500.00**

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
8/6/25-8/27/25		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
8/13/2025	Deirdre Bonett	TB325212	
Total Amount Due		Invoice Number	
\$624.00		47878-080625	

Invoice 2 of 4

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
8/6/25	8/27/25	47878	Tampa Bay Times , tampabay.com	B Section	Ordinance of Boundaries	1	2.00x12.00 IN	\$624.00
8/13/25	8/27/25	47878	Tampa Bay Times , tampabay.com	B Section	Ordinance of Boundaries	1	2.00x12.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

imes Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name	
8/6/25-8/27/25		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
8/13/2025	Deirdre Bonett	TB325212	
Total Amount Due		Invoice Number	
\$624.00		47878-080625	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS EAST CDD
 2005 Pan Am Cir Ste 300 # Stuite
 Tampa, FL 33607-6008

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
8/6/25-8/27/25		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
8/27/2025	Deirdre Bonett	TB325212	
Total Amount Due		Invoice Number	
\$624.00		47878-080625	

Invoice 4 of 4

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
8/6/25	8/27/25	47878	Tampa Bay Times , tampabay.com	B Section	Ordinance of Boundaries	1	2.00x12.00 IN	\$624.00
8/27/25	8/27/25	47878	Tampa Bay Times , tampabay.com	B Section	Ordinance of Boundaries	1	2.00x12.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name	
8/6/25-8/27/25		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
8/27/2025	Deirdre Bonett	TB325212	
Total Amount Due		Invoice Number	
\$624.00		47878-080625	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS EAST CDD
 2005 Pan Am Cir Ste 300 # Suite
 Tampa, FL 33607-6008

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
8/6/25-8/27/25		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
8/20/2025	Deirdre Bonett	TB325212	
Total Amount Due		Invoice Number	
\$624.00		47878-080625	

Invoice 3 of 4

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
8/6/25	8/27/25	47878	Tampa Bay Times , tampabay.com	B Section	Ordinance of Boundaries	1	2.00x12.00 IN	\$624.00
8/20/25	8/27/25	47878	Tampa Bay Times , tampabay.com	B Section	Ordinance of Boundaries	1	2.00x12.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		A vertiser Name	
8/6/25-8/27/25		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
8/20/2025	Deirdre Bonett	TB325212	
Total Amount Due		Invoice Number	
\$624.00		47878-080625	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS EAST CDD
 2005 Pan Am Cir Ste 300 # Suite
 Tampa, FL 33607-6008

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Date	Invoice #
10/3/2025	4259

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

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Purchase and Install when directed by BOD and/Or management Community Bulletin Board to be Installed on the side of stand alone Mail kiosks within the development. Property Location Fieldcrest mail kiosk off Lawson Way and Sagemoor Dr Price includes all labor and materials	400.00	400.00
All work is complete!		Total	\$400.00

TWO RIVERS EAST CDD

DISTRICT CHECK REQUEST

Today's Date 11/24/2025

Payable To Two Rivers East CDD

Check Amount \$14,313.03
200-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions

Special Instructions Please mail check with DS directional letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS EAST CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	\$ 871,321.39	40.13%	0.401300
Net DS 2023	\$ 1,300,036.92	59.87%	0.598700
Net Total	2,171,358.31	100.00%	100.00%

1.1%

Date Received	Amount Received	40.13%	59.87%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue			
11/15/2025	23,906.02	9,592.99	14,313.03	-	11/24/2025 TREST 11152025	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	23,906.02	9,592.99	14,313.03	-		
Net Total on Roll	2,171,358.31					
Collection Surplus / (Deficit)	(2,147,452.29)			-		

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TWO RIVERS EAST
Balance Sheet
As of November 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 68,908	\$ -	\$ -	\$ -	\$ -	\$ 68,908
Cash in Transit	-	14,313	-	-	-	14,313
Accounts Receivable - Off-Roll	341,994	510,175	-	-	-	852,169
Due From Other Funds	-	38,826	-	-	-	38,826
Investments:						
Acq. & Const. (Offsite Project)	-	-	158	-	-	158
Acquisition & Construction Account	-	-	959	-	-	959
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	313,088	-	-	-	313,088
Deposits - Electric	304,391	-	-	-	-	304,391
Deposits - Water	2,478	-	-	-	-	2,478
Utility Deposits	8,307	-	-	-	-	8,307
Fixed Assets						
Construction Work In Process	-	-	-	23,004,811	-	23,004,811
Amount Avail In Debt Services	-	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	-	23,054,653	23,054,653
TOTAL ASSETS	\$ 726,078	\$ 2,726,649	\$ 1,117	\$ 23,004,811	\$ 25,535,000	\$ 51,993,655
LIABILITIES						
Accounts Payable	\$ 88,759	\$ 14,313	\$ -	\$ -	\$ -	\$ 103,072
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
Due To Other Funds	38,826	-	-	-	-	38,826
TOTAL LIABILITIES	430,433	14,313	-	-	25,535,000	25,979,746
FUND BALANCES						
Restricted for:						
Debt Service	-	2,712,336	-	-	-	2,712,336
Capital Projects	-	-	1,117	-	-	1,117
Unassigned:	295,645	-	-	23,004,811	-	23,300,456
TOTAL FUND BALANCES	295,645	2,712,336	1,117	23,004,811	-	26,013,909
TOTAL LIABILITIES & FUND BALANCES	\$ 726,078	\$ 2,726,649	\$ 1,117	\$ 23,004,811	\$ 25,535,000	\$ 51,993,655

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
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	\$ -	\$ 135	\$ 135	0.00%
Special Assmnts- Tax Collector	-	21,802	21,802	0.00%
Special Assmnts- CDD Collected	-	343,998	343,998	0.00%
Developer Estimated Contribution	1,240,326	-	(1,240,326)	0.00%
Other Miscellaneous Revenues	-	268	268	0.00%
TOTAL REVENUES	1,240,326	366,203	(874,123)	29.52%

EXPENDITURES

Administration

Supervisor Fees	12,000	2,000	10,000	16.67%
Construction Accounting	6,000	750	5,250	12.50%
ProfServ - Dissemination Agent/Reporting	5,000	2,333	2,667	46.66%
ProfServ - Field Management	12,000	2,000	10,000	16.67%
ProfServ - Info Technology	600	100	500	16.67%
ProfServ - Recording Secretary	2,400	400	2,000	16.67%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	8,469	21,531	28.23%
District Engineer	12,500	-	12,500	0.00%
ProfServ - Administration	4,500	375	4,125	8.33%
ProfServ - District Management	25,000	4,167	20,833	16.67%
ProfServ - Accounting Services	9,000	1,750	7,250	19.44%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
ProfServ - Rental and Leases	600	100	500	16.67%
General Liability	3,718	3,532	186	95.00%
Public Officials Insurance	2,633	2,480	153	94.19%
Property & Casualty Insurance	10,000	-	10,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	2,013	(1,013)	201.30%
Bank Fees	100	530	(430)	530.00%
ProfServ - Financial/Revenue Collections	5,000	833	4,167	16.66%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	575	625	47.92%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	161,526	35,431	126,095	21.94%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
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>Utility Services</u>				
Electric Utility Services	85,000	3,098	81,902	3.64%
Street Lights	190,000	2,665	187,335	1.40%
Water/Waste	2,400	4,782	(2,382)	199.25%
Amenity Internet	900	-	900	0.00%
Total Utility Services	278,300	10,545	267,755	3.79%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	63,985	466,015	12.07%
Aquatics - Contract	28,500	4,362	24,138	15.31%
Debris Cleanup	9,000	-	9,000	0.00%
Landscape - Irrigation R&M	20,000	729	19,271	3.65%
Landscaping - Annuals	12,500	-	12,500	0.00%
Landscaping - Mulch	35,000	-	35,000	0.00%
Landscaping - Plant Replacement Program	30,000	-	30,000	0.00%
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Misc Contingency	20,000	400	19,600	2.00%
Total Other Physical Environment	729,000	69,476	659,524	9.53%
<u>Parks and Recreation</u>				
Janitorial - Contract	9,000	-	9,000	0.00%
Pool Maintenance - Contract	10,000	-	10,000	0.00%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	-	20,000	0.00%
Security Monitoring Services	3,000	-	3,000	0.00%
Amenity R&M	2,500	-	2,500	0.00%
Entrance Monuments & Walls R&M	10,000	-	10,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	1,000	-	1,000	0.00%
Pool Treatments & Other R&M	1,500	-	1,500	0.00%
Access Control R&M	2,500	-	2,500	0.00%
Key Card Distribution	1,200	-	1,200	0.00%
Special Events	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,200	-	1,200	0.00%
Amenity Furniture R&M	2,000	-	2,000	0.00%
Total Parks and Recreation	71,500	-	71,500	0.00%
TOTAL EXPENDITURES	1,240,326	115,452	1,124,874	9.31%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
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
Excess (deficiency) of revenues				
Over (under) expenditures	-	250,751	250,751	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	200	200	0.00%
TOTAL FINANCING SOURCES (USES)	-	200	200	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 250,951</u>	<u>\$ 250,951</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		44,694		
FUND BALANCE, ENDING		<u>\$ 295,645</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 21,116	\$ 21,116	0.00%
Special Assmnts- Tax Collector	-	32,529	32,529	0.00%
Special Assmnts- CDD Collected	1,847,375	613,341	(1,234,034)	33.20%
TOTAL REVENUES	1,847,375	666,986	(1,180,389)	36.10%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	733,441	723,934	50.33%
Total Debt Service	1,847,375	733,441	1,113,934	39.70%
TOTAL EXPENDITURES	1,847,375	733,441	1,113,934	39.70%
Excess (deficiency) of revenues Over (under) expenditures	-	(66,455)	(66,455)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(200)	(200)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(200)	(200)	0.00%
Net change in fund balance	\$ -	\$ (66,655)	\$ (66,655)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,778,991		
FUND BALANCE, ENDING		\$ 2,712,336		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
TOTAL REVENUES	-	7	7	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7	7	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,110		
FUND BALANCE, ENDING		<u>\$ 1,117</u>		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 25_11

Statement Date 11/30/2025

G/L Account No. 101001 Balance	68,908.23	Statement Balance	70,780.23
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	70,780.23
Subtotal	68,908.23	Outstanding Checks	-1,872.00
Negative Adjustments	0.00	Ending Balance	68,908.23
Ending G/L Balance	68,908.23		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
11/15/2025		JE000462	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	23,906.02	23,906.02	0.00
11/25/2025		JE000463	Special Assmnts-Tax Collector	FY2026 Tax Roll Revenue	30,424.64	30,424.64	0.00
11/30/2025		JE000475	Interest - Investments	Interest Earned	53.87	53.87	0.00
Total Deposits					54,384.53	54,384.53	0.00
Checks							0.00
09/17/2025	Payment	1264	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
10/24/2025	Payment	1274	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
10/24/2025	Payment	1275	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
10/30/2025	Payment	1278	PASCO COUNTY UTILITIES	Check for Vendor V00042	-1,411.85	-1,411.85	0.00
11/07/2025	Payment	1279	INFRAMARK LLC	Check for Vendor V00003	-1.38	-1.38	0.00
11/06/2025	Payment	DD007	PASCO COUNTY UTILITIES	Payment of Invoice 000481	-2.50	-2.50	0.00
11/06/2025	Payment	DD008	PASCO COUNTY UTILITIES	Payment of Invoice 000482	-1,570.00	-1,570.00	0.00
11/06/2025	Payment	DD009	PASCO COUNTY UTILITIES	Payment of Invoice 000483	-2,146.00	-2,146.00	0.00
11/06/2025	Payment	DD010	PASCO COUNTY UTILITIES	Payment of Invoice 000486	-2,146.00	-2,146.00	0.00
11/06/2025	Payment	DD011	PASCO COUNTY UTILITIES	Payment of Invoice 000487	-1,570.00	-1,570.00	0.00
11/19/2025	Payment	DD012	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000496	-365.00	-365.00	0.00
11/19/2025	Payment	DD013	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000497	-365.00	-365.00	0.00
11/19/2025	Payment	DD014	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000498	-365.00	-365.00	0.00

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 25_11

Statement Date

11/30/2025

Date	Type	Account No.	Description	Check No.	Debit	Credit	Balance
11/19/2025	Payment	DD015	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000499	-365.00	-365.00	0.00
11/19/2025	Payment	DD016	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000500	-365.00	-365.00	0.00
11/19/2025	Payment	DD017	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000501	-365.00	-365.00	0.00
11/21/2025	Payment	1287	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
11/21/2025	Payment	1288	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
11/21/2025	Payment	1289	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
11/21/2025	Payment	1290	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
11/21/2025	Payment	1292	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
11/21/2025	Payment	1293	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-2,664.64	-2,664.64	0.00
11/30/2025		JE000474	Bank Fees	Services Charges	-259.66	-259.66	0.00
Total Checks					-15,562.03	-15,562.03	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/21/2025	Payment	1291	TIMES PUBLISHING COMPANY	Check for Vendor V00012			-1,872.00
------------	---------	------	-----------------------------	-------------------------	--	--	-----------

Total Outstanding Checks

-1,872.00

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST
Payment Register by Fund
For the Period from 11/01/2025 to 11/30/2025
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1279	11/07/25	V00003	INFRAMARK LLC	154352	DISTRICT INVOICE	POSTAGE	541024-51301	\$1.38
001	1287	11/21/25	V00038	ANGIE GRUNWALD	AG-111825	11/18/2025 MEETING	SUPERVISOR FEE	511100-51101	\$200.00
001	1288	11/21/25	V00014	CARLOS DE LA OSSA	CO-111825	BOS MEETING 11/18/25	SUPERVISOR FEE	511100-51101	\$200.00
001	1289	11/21/25	V00008	NICHOLAS J. DISTER	ND-111825	BOARD MEETING 11/18/2025	SUPERVISOR FEES	511100-51101	\$200.00
001	1290	11/21/25	V00009	RYAN MOTKO	RM-111825	11/18/2025 MEETING	SUPERVISOR FEES	511100-51101	\$200.00
001	1291	11/21/25	V00012	TIMES PUBLISHING COMPANY	47878 080625 2	ORDINANCE OF BOUNDARIES AD 2 OF 4	Legal Advertising	548002-51301	\$624.00
001	1291	11/21/25	V00012	TIMES PUBLISHING COMPANY	47878 080625 4	ORDINANCE OF BOUNDARIES AD 4 OF 4	Legal Advertising	548002-51301	\$624.00
001	1291	11/21/25	V00012	TIMES PUBLISHING COMPANY	47878 080625 3	ORDINANCE OF BOUNDARIES AD 3 OF 4	Legal Advertising	548002-51301	\$624.00
001	1292	11/21/25	V00011	THOMAS R. SPENCE	TS-111825	SUPERVISOR 11/18/25	SUPERVIROS FEES	511100-51101	\$200.00
001	1293	11/21/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	111225-6579	11/12/25 PUBLIC LIGHTING	ELECTRIC	543013-53150	\$2,664.64
001	DD007	11/06/25	V00042	PASCO COUNTY UTILITIES	110625 SERV FEE ACH	ONLINE SERVICE FEE	Deposits - Water	156110-53150	\$2.50
001	DD008	11/06/25	V00042	PASCO COUNTY UTILITIES	1323235 110625 ACH	Utility Deposit	METER SET/CONNECTION DEPOSIT	156220-53150	\$1,570.00
001	DD009	11/06/25	V00042	PASCO COUNTY UTILITIES	1323230 110625 ACH	Utility Deposit	METER SET/CONNECTION DEPOSIT	156220-53150	\$2,146.00
001	DD010	11/06/25	V00042	PASCO COUNTY UTILITIES	1323220 110625 ACH	Utility Deposit	METER SET/CONNECTION DEPOSIT	156220-53150	\$2,146.00
001	DD011	11/06/25	V00042	PASCO COUNTY UTILITIES	1323240 110625 ACH	Utility Deposit	METER SET/CONNECTION DEPOSIT	156220-51401	\$1,570.00
001	DD012	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383273 DEP ACH	DEPOSIT AND CONNECTION FEE	DEPOSIT	156105-53150	\$300.00
001	DD012	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383273 DEP ACH	DEPOSIT AND CONNECTION FEE	CONNECTION FEE	543006-53150	\$65.00
001	DD013	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383279 DEP ACH	DEPOSIT AND CONNECTION FEE	DEPOSIT	156105-53150	\$300.00
001	DD013	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383279 DEP ACH	DEPOSIT AND CONNECTION FEE	CONNECTION FEE	543006-53150	\$65.00
001	DD014	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383281 DEP ACH	DEPOSIT AND CONNECTION FEE	DEPOSIT	156105-53150	\$300.00
001	DD014	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383281 DEP ACH	DEPOSIT AND CONNECTION FEE	CONNECTION FEE	543006-53150	\$65.00
001	DD015	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383285 DEP ACH	DEPOSIT AND CONNECTION FEE	DEPOSIT	156105-53150	\$300.00
001	DD015	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383285 DEP ACH	DEPOSIT AND CONNECTION FEE	CONNECTION FEE	543006-53150	\$65.00
001	DD016	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383287 DEP ACH	DEPOSIT AND CONNECTION FEE	DEPOSIT	156105-53150	\$300.00
001	DD016	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383287 DEP ACH	DEPOSIT AND CONNECTION FEE	CONNECTION FEE	543006-53150	\$65.00
001	DD017	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383295 DEP ACH	DEPOSIT AND CONNECTION FEE	DEPOSIT	156105-53150	\$300.00
001	DD017	11/19/25	V00037	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2383295 DEP ACH	DEPOSIT AND CONNECTION FEE	CONNECTION FEE	543006-53150	\$65.00
Fund Total									\$15,162.52

Total Checks Paid	\$15,162.52
--------------------------	--------------------

F2 Phase 1 Casa Fresca Addendum to the Master Landscape Maintenance Services Agreement

This F2 Phase 1 Casa Fresca Addendum to the Master Landscape Maintenance Services Agreement dated March 20, 2025, (this “**Addendum**”) is made and entered into as of December 2, 2025, by and between the **Two Rivers East Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, an Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 20, 2025 (the “**Agreement**”) along with various other Addendums. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted proposals for such additional services, relevant portions of which include maintenance maps of the additional areas and which are attached and incorporated into this Addendum. The District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

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 Addendum.
2. **Addition to Scope of Services.** Contractor agrees to provide services according to the schedule for the additional common areas as described and depicted in the Contractor’s proposal, relevant portions attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services.** Contractor shall perform the additional services for the total additional annual amount of Twenty Thousand Three Hundred Seventy-Three Dollars and Seventy-Two Cents (**\$20,373.72**). This accounts for a total additional monthly fee in the amount of \$1,697.81 as is further delineated below.

Two Rivers East – F2 Phase 1 Casa Fresca

Lawncare Maintenance = \$18,053.26 Annually

Irrigation Inspection = \$832.00 Annually

Fertilization & Pest Control = \$1,488.46 Annually

4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum effective as of the date written above.

SSS Down to Earth OPCO LLC
d/b/a Down to Earth

By: Tom Lazarro
Name: Tom Lazarro
Title: CEO

Two Rivers East
Community Development District

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



EXHIBIT A

Landscape Maintenance Proposal

Attn: **Two Rivers East**
37352 Sagemoor Dr,
Zephyrhills, FL 33541

Submitted By: Down To Earth (SSS Down to Earth Opco LLC)

Two Rivers East – F2 Phase 1 Casa Fresca

Landscape Maintenance Summary

Lawncare Maintenance		\$ 18,053.26	Annually
Irrigation Inspection		\$ 832.00	Annually
Fertilization & Pest Control		\$ 1,488.46	Annually

Total Annual Fee	\$ 20,373.72
Total Monthly Fee	\$ 1,697.81

Down To Earth

Name _____

Title _____

Signature **Date**



Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓					✓			6
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓		✓				✓			4
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42



Scope Calendar



F2 Phase 1 Casa Fresca

Aquatic Management Maintenance Services Agreement

This Aquatic Management Maintenance Services Agreement (the “**Agreement**”) is made and entered as of September 23, 2025, by and between the **Two Rivers East Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of various waterways, ponds, etc. within the boundaries of the District. The District now desires to hire an aquatic management maintenance contractor for the maintenance of certain waterways within the District as described herein. The contractor represents that it is qualified to serve as an aquatic management maintenance service contractor and provide maintenance services to the District. 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. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the three (3) Proposals attached hereto and incorporated herein as **Composite Exhibit A** as depicted in the map attached hereto and incorporated herein as **Exhibit B**. Service shall consist of Fifty-Two (52) site visits per year with treatments as needed.

3. **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 agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. Compensation.

- a. The District agrees to compensate the Contractor on a monthly basis in the aggregate amount of Two Thousand One Hundred Eighty-One Dollars and Zero Cents (**\$2,181.00**) (annual total of \$26,172.00).
 - i. Proposal 1 – 9 Waterways (15 acres) = \$900.00 per Month
 - ii. Proposal 2 – 14 Waterways (12 acres) = \$888.00 per Month
 - iii. Proposal 3 – 4 Waterways (8 acres) = \$393.00 per Month
- b. Contractor shall invoice the District monthly for services provided during the previous month.
- c. The District shall pay the Contractor within 45 days of receipt of the invoice.

5. 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 separate amendments or work order authorization.

6. Term and Renewal. The initial term of this Agreement shall be for 1-year beginning on the date listed above. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. Termination. Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

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

9. Compliance with Governmental Regulation. 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.

- 10. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 11. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

- 12. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

13. Responsibilities of the District. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

14. 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.

15. 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.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

- 17. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, 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. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. 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. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 18. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 19. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. 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.
- 21. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

- 22. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 23. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 24. 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.
- 25. 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.
- 26. 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.
- 27. Notice.** 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: Jayna Cooper
Jayna.Cooper@Inframark.com

To Contractor:
Sitex Aquatics
P.O. Box 917
Parrish, FL 34219
Attn: Joseph Craig
joe@sitexaquatics.com

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

Sitex Aquatics, LLC

Signed by:

Joseph Craig

4BAA75BFF2998456...
Name: Joseph Craig
Title: Manager

**Two Rivers East
Community Development District**

Signed by:

Carlos de la Ossa

CC0CB251E795481...
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the _____ Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp



Mailing: PO Box 917 Parrish, FL 34219
Physical: 11719 31st TER E Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Aquatic Management

Sitex Aquatics, LLC. Hereafter called "Sitex" & Two Rivers East CDD hereafter called "customer"

Customer: Two Rivers East CDD "Casa Fresca"
C/O: Inframark
Contact: Mrs. Jayna Cooper
Address: 2005 Pan Am Circle Ste 300 Tampa, FI 33607
Email: Jayne.Cooper@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services in the following sites:

9 Waterways (15 acres) at the Two Rivers East community located in Zephyrhills, FL (SEE ATTACHED MAP, PONDS CF1-CF9)

- | | |
|---|-----------------|
| 1. <i>Shoreline Grass and Brush Control</i> | <i>Included</i> |
| 2. <i>Underwater, Floating and Algae Treatment</i> | <i>Included</i> |
| 3. <i>Algae callback service</i> | <i>Included</i> |
| 4. <i>All Services Performed by State Licensed Applicator</i> | <i>Included</i> |
| 5. <i>Treatment Report Issued Monthly</i> | <i>Included</i> |
| 6. <i>Use of EPA Regulated Materials Only</i> | <i>Included</i> |
| 7. <i>Storm Structure Vegetation treatments</i> | <i>Included</i> |
| 8. <i>Non-Construction trash removal (see terms)</i> | <i>Included</i> |

Service shall consist of Fifty-Two (52) site visits with treatments as needed.

Total Monthly Service Amount: \$900.00
Total Annual Maintenance Cost: \$10,800.00



Mailing: PO Box 917 Parrish, FL 34219 Physical: 11719 31st TER E Palmetto, FL 34221

813.564.2322 www.sitexaquatics.com

Aquatic Management

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Two Rivers East CDD hereafter called "customer"

Customer: Two Rivers East CDD "Lennar"
C/O: Inframark
Contact: Mrs. Jayna Cooper
Address: 2005 Pan Am Circle Ste 300 Tampa, FI 33607
Email: Jayne.Cooper@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services in the following sites:

14 Waterways (12 acres) at the Two Rivers East community located in Zephyrhills, FL (SEE ATTACHED MAP, PONDS L1-L14)

- | | |
|---|-----------------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. Algae callback service | Included |
| 4. All Services Performed by State Licensed Applicator | Included |
| 5. Treatment Report Issued Monthly | Included |
| 6. Use of EPA Regulated Materials Only | Included |
| 7. Storm Structure Vegetation treatments | Included |
| 8. Non-Construction trash removal (see terms) | Included |

Service shall consist of Fifty-Two (52) site visits with treatments as needed.

Total Monthly Service Amount: \$888.00
Total Annual Maintenance Cost: \$10,656.00



Mailing: PO Box 917 Parrish, FL 34219
Physical: 11719 31st TER E Palmetto, FL 34221

813.564.2322
www.sitexaquatics.com

Aquatic Management

Sitex Aquatics, LLC. Hereafter called "Sitex" & Two Rivers East CDD hereafter called "customer"

Customer: Two Rivers East CDD "Meritage"
C/O: Inframark
Contact: Mrs. Jayna Cooper
Address: 2005 Pan Am Circle Ste 300 Tampa, FI 33607
Email: Jayne.Cooper@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services in the following sites:

4 Waterways (8 acres) at the Two Rivers East community located in Zephyrhills, FL (SEE ATTACHED MAP, PONDS M1-M4) C

- | | |
|---|-----------------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. Algae callback service | Included |
| 4. All Services Performed by State Licensed Applicator | Included |
| 5. Treatment Report Issued Monthly | Included |
| 6. Use of EPA Regulated Materials Only | Included |
| 7. Storm Structure Vegetation treatments | Included |
| 8. Non-Construction trash removal (see terms) | Included |

Service shall consist of Fifty-Two (52) site visits with treatments as needed.

Total Monthly Service Amount: \$393.00
Total Annual Maintenance Cost: \$4,716.00



Down to Earth Landscape & Irrigation

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

Estimate: #131716

Customer Address

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

Billing Address

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

Physical Job Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Job

Two Rivers East Entrance Holly
Replacement

Estimated Job Start Date

November 3, 2025

Proposed By

Santiago Hernandez

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$975.00
Dwarf Yaupon Holly "Schillings" (stokes dwarf)	3 Gallon Plant	60	\$20.03	\$1,201.50
Irrigation Installation				
Irrigation Labor (Hide)				\$170.00
			Subtotal	\$2,346.50
			Estimated Tax	\$0.00
			Job Total	\$2,346.50

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/>.

- Remove declining and/or deceased plant material on both sides and middle of the entrance Along HWY 301 and ST.RD 56
- Replace removed material with (60) Dwarf Yaupon Holly
- Have an Irrigation technician do an inspection of irrigation coverage and fix any breaks after install



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:

Santiago Hernandez
Down to Earth

10/27/2025

Date

Agreed & Accepted By:
Signed by:

Kollamay Turkoane
1F3BE9E795D0415...

12/3/2025

Inframark

Date



TWO RIVERS EAST CDD

FIELD INSPECTION REPORT-DECEMBER-DOWN TO EARTH

Monday, December 1, 2025

Prepared For Board Of Supervisors

12 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Fertilization was put down on
12/01/25

completed
Not completed/No response
Scheduled/Monitoring

Item 1- Lodge Grass

Due By: Tuesday, December 16, 2025

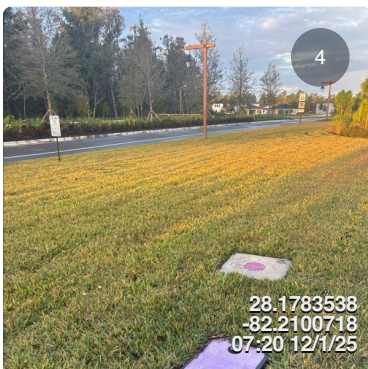
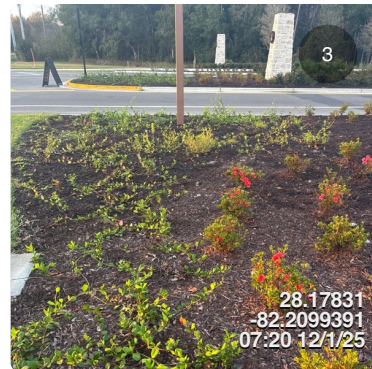
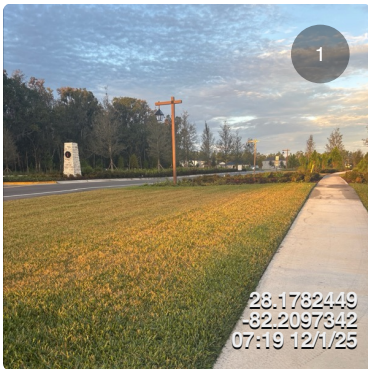
Assigned To: Down To Earth

Turf:

Upon entering the community, the turf appears slightly yellowed. This is likely due to the cold front from a few weeks ago. While there is some visible improvement, the turf still requires additional fertility to help strengthen color and overall recovery.

Beds:

The beds near the Confederate Jasmine contain a significant amount of weeds. These areas need to be hand-pulled and treated where applicable with a selective herbicide to prevent regrowth and improve overall appearance.



Item 2- Lodge Grass

Due By: Tuesday, December 16, 2025

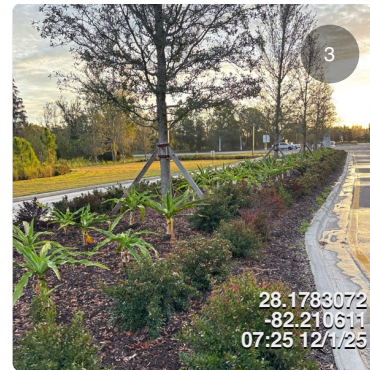
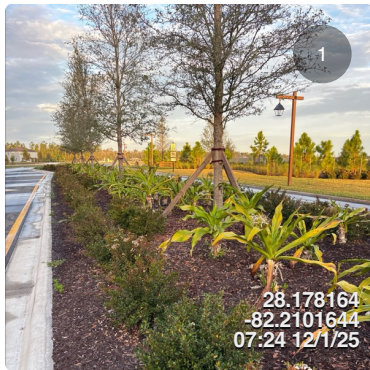
Assigned To: Down To Earth

Center Island – Lodgegrass Blvd Entrance

The plant material in the center island is overall green and healthy. However, there are a few plants exhibiting browning that will need to be pruned or, if necessary, removed and replaced. Weeds are present along the curb line between the plant material and the curb; these areas need to be burned down and treated with a selective herbicide for effective weed control.

Exit Side – Lodgegrass Blvd Toward US-301

The Liriope along the exit side also contains noticeable weed activity. These areas should be treated accordingly to maintain a clean and well-kept appearance.



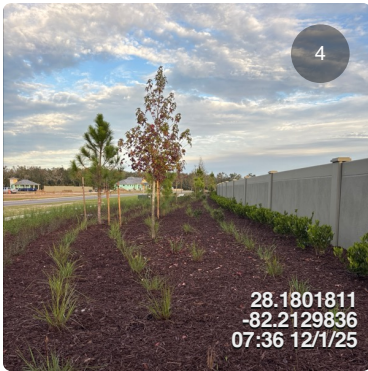
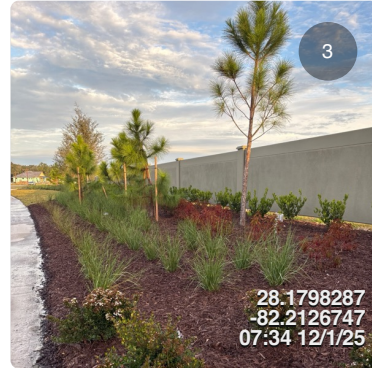
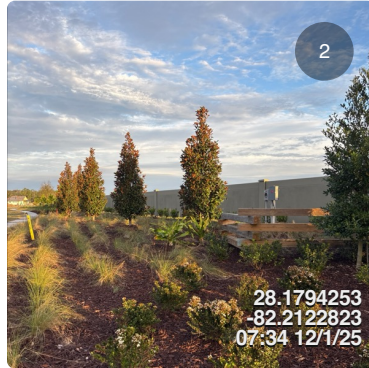
this is scheduled for the week of 12/08/25

Item 3- Lodge Grass Blvd

Assigned To: Randy Suggs

New Landscaping – Lodgegrass Blvd (Northbound)

The recently installed landscaping along Lodgegrass Blvd heading north into the community is green, healthy, and establishing well. Beds are clean and weed-free.



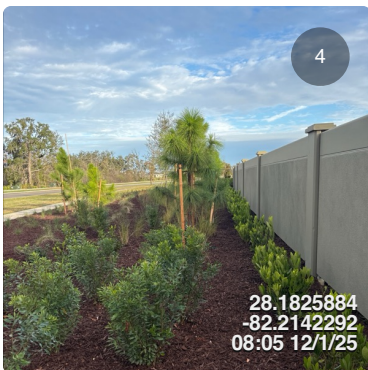
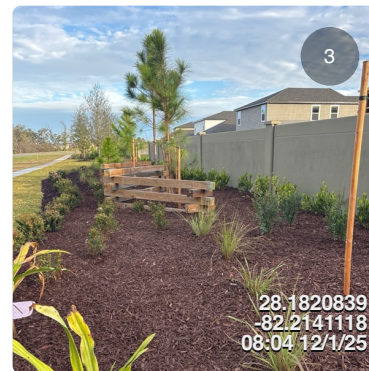
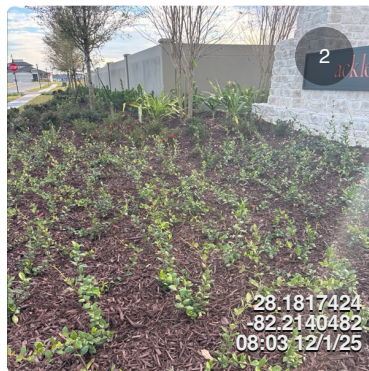
Item 4- Lodge Grass Blvd

Assigned To: Randy Suggs

The newly installed landscaping on the corner of Lodgegrass Blvd turning onto Arrowview Ln is green and healthy. The beds are weed-free, and the turf looks good with no fertility concerns at this time.

Lodgegrass Blvd Heading North

Back on Lodgegrass Blvd heading north into the community, the overall landscape is green, healthy, and well-maintained.

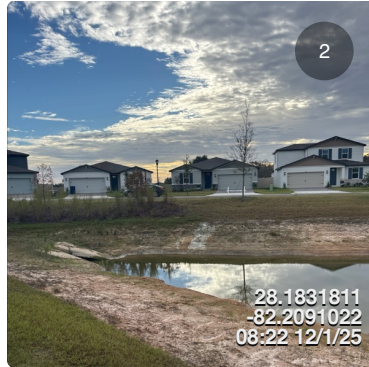


Item 5- M4 Pond

Due By: Tuesday, December 16, 2025

Assigned To: Sitex Aquatics

The pond needs to be treated for cattail and Shoreline weeds.

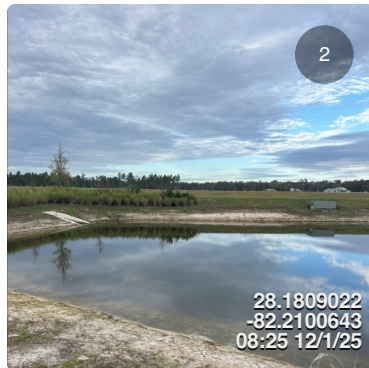


Item 6- M3 Pond

Due By: Tuesday, December 16, 2025

Assigned To: Sitex Aquatics

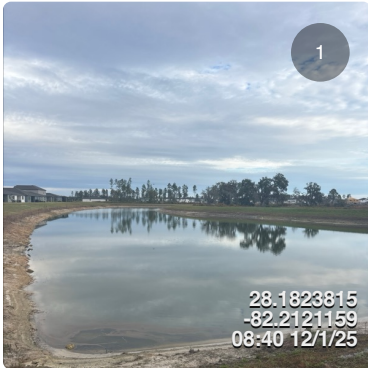
The pond has some cattail that is growing along the water's edges that needs to be treated.



Item 7- M1 Pond

Assigned To: Sitex Aquatics

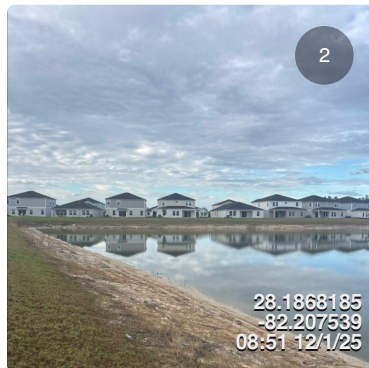
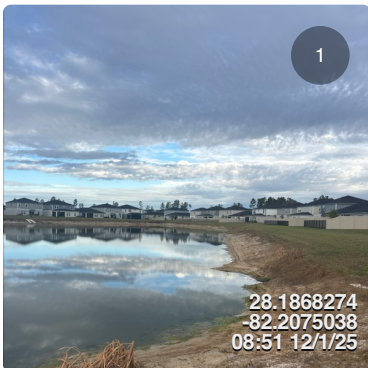
The pond was treated for Shoreline weeds, which have now died off.



Item 8- CF7 Pond

Assigned To: Sitex Aquatics

The pond was treated for Shoreline weeds, and cattail which have now died off.



Item 9- Sagemoor Dr.

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Sedgmoor Dr.– Pocket Park Area

The landscape beds within the pocket park along Sedgmoor Drive hold a significant amount of weeds throughout the various planting areas. These weeds need to be removed and treated with a selective herbicide for proper control. Additionally, the beds along the woodline contain heavy weed growth, and several plants in that area need to be removed and replaced due to decline



Scheduled for the week of 12/08/25

Item 10- Sagemoor Dr.

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Pocket Park – Lawson Way & Sedgmoor Dr

The pocket park located on the corner of Lawson Way and Sedgmoor Dr has St. Augustine runners encroaching into the landscape beds that need to be removed.

Dead material should be removed from plants as well.

Turf in this area shows yellowing from the recent cold front, and fertility improvement is recommended.



Scheduled for the week of 12/08/25

will continue to monitor the turf ,some adjustments have been made to have the irrigation run at night to have enough pressure to run all zones to help with turf coloration.

Item 11- Lodge Grass Blvd

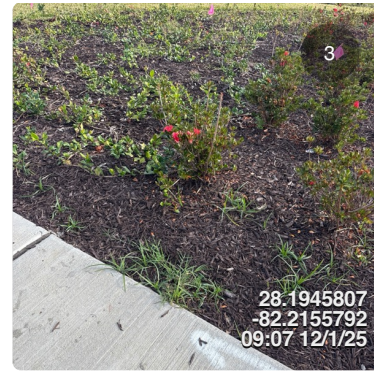
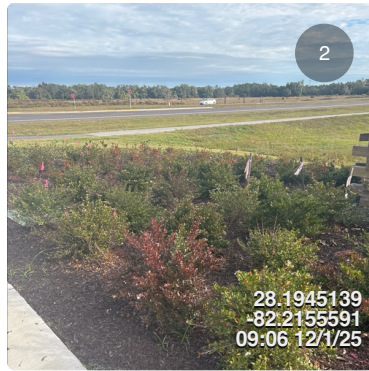
Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

St. Augustine Turf: Runners need removal.

Beds: Significant weeds; prune dead/brown plant material and replace as needed.

Edging: Soft edging recommended along beds.



Scheduled for the week of 12/08/25

Item 12- Lodge Grass Blvd

Due By: Tuesday, December 16, 2025

Assigned To: Down To Earth

Landscape Beds (heading into the community):

Beds and tree rings need soft edging.

St. Augustine runners encroaching into beds need to be removed.

