



# *Two Rivers East Community Development District*

April 21, 2026

## Agenda Package

### TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3      PASSCODE: F7AZ3qT6

[Join the meeting now](#)

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

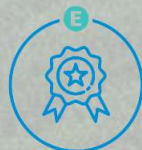
## CLEAR PARTNERSHIPS



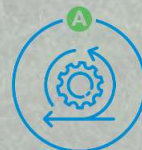
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Two Rivers East Community Development District

## Board of Supervisors

Carlos de la Ossa, Chair  
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 Meetings Agenda

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

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

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

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

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

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

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

### 3. BUSINESS ITEMS

A. Consideration of Transferring Bank to Valley

B. Consideration of Resolution 2026-04 Adopting Non-Resident Member User Fees for Amenities

C. Consideration of Recreation Amenity Use Agreement with Two Rivers East Townhomes Community Association

D. Acceptance of Fiscal Year 2025 Audit

### 4. CONSENT AGENDA

A. Approval of the Regular Meeting Minutes of March 17, 2026

B. Consideration of the Operation and Maintenance Expenditures March 2026

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

D. Ratification of Easement Encroachment Agreements Block 5 lot 26

E. Ratification of Easement Encroachment Agreements Block 5 lot 23

F. Ratification on Addendum No.1 Temporary Fuel Surcharge to the Aquatic Services Agreement with Sitex Aquatic

### 5. STAFF REPORTS

A. District Counsel

B. District Manager

i. Community Inspection Report

C. District Engineer

### 6. BOARD MEMBERS COMMENTS

### 7. ADJOURNMENT

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND FEE SCHEDULE FOR NON-RESIDENT USE OF DISTRICT RECREATIONAL FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District owns, maintains, and operates certain recreational facilities; and

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy and adopt a fee schedule for non-resident use of its recreational facilities; and

**WHEREAS**, the Board held a public hearing on Tuesday, April 21, 2026, to receive public comment on the proposed Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities; and

**WHEREAS**, after hearing and considering public comment, the Board has concluded that the following Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities shall be adopted.

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

Section 1. The Board hereby adopts the Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities attached hereto as **Exhibit A**.

Section 2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 21ST DAY OF APRIL, 2025.**

**Attest:**

**Two Rivers East  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant Secretary

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

## Exhibit A

### Two Rivers East Community Development District

#### Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities Policy

The Two Rivers East Community Development District (the “**District**”) owns, maintains, and operates the recreational facilities within the District. The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District’s infrastructure and services, including, but not limited to, the recreational facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the District’s recreational facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the operation and maintenance expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District’s recreation facilities in the same manner as residents and subject to the same rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District’s rules and policies may result in the revocation of access privileges without a refund.

The District’s Board of Supervisors has elected to cap the number of non-resident memberships to twelve at a time to account for size and capacity limitations of the District’s recreational facilities. Residents and Non-Resident Members may bring three guests for a maximum of seven days per calendar year to the recreational facilities. Non-residents interested in using the District’s recreational facilities should contact the District Manager via email at [Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com) or via telephone at (813) 873-7300.

#### Non-Resident Membership Fee Schedule

<b>Annual Membership</b>	<b>\$1,400</b>
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## Recreation Amenity Use Agreement

This Recreation Amenity Use Agreement (this “**Agreement**”) is made and entered into as of \_\_\_\_\_, 2026, by and between the **Two Rivers East Community Development District** (the “**District**”, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and **Two Rivers East Townhomes Community Association, Inc.**, (the “**Townhomes**”), a Florida non-profit corporation, whose mailing address is 111 South Armenia Avenue, Tampa, Florida 33609.

### **Background Information**

**WHEREAS**, the District has been granted the powers to operate public facilities, parks, and recreational facilities for district residents and the general public pursuant to Section 190.012(2)(a), Florida Statutes, and their respective enabling ordinances; and

**WHEREAS**, the District owns and operates community amenities within its boundaries, including but not limited to a clubhouse, swimming pool, restroom facilities, playground, etc. (the “**Recreation Amenities**”); and

**WHEREAS**, the Townhomes are a newer community, located outside of the District’s boundaries, and has not yet completed construction of its amenities; and

**WHEREAS**, the District and the Townhomes desire to allow the residents of the Townhomes to be able to utilize the Recreation Amenities located within the District for a discounted non-resident user fee, subject to the terms stated herein; and

**WHEREAS**, the parties desire to enter into this Agreement to permit residents of the Townhomes to enjoy the Recreation Amenities of the District for a limited time period, provide for collection of non-resident user fees, and incorporate other terms related to such infrastructure as described in this Agreement.

**NOW THEREFORE**, based upon good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference and are hereby adopted as a material part of this Agreement for all purposes.
2. **Authority to Enter into this Agreement.** The execution of this Agreement has been duly authorized by the Board of Supervisors of the District and the Directors of the Townhomes, each party has complied with all applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
3. **District Policies.** The District has Recreational Facilities Policies and Regulations, adopted March 2026, which are applicable to the use of the Amenity Center and

other recreational facilities through the District. The Policies and Regulations may be amended from time to time. As long as this Agreement is in effect, the District shall not adopt any District Policies pertaining to the Amenity Center that treat residents of the Townhomes differently from residents of the District.

4. **License to Use Recreational Facilities.** The District hereby grants to the Townhomes and its residents, the non-exclusive right to utilize the Amenity Center in accordance with District Policies.
5. **Non-Resident User Fee.** The Townhomes shall pay a one-time, non-refundable, reduced 6-months non-resident user fee of \$550.00 per user to the District, prior to a Key Fob being issued for said user (the “User Fee”). The User Fee may be revised by the District on an annual basis to account for changes in the capital improvements, construction, and/or other maintenance costs of the Recreational Facilities.
6. **Maintenance of Amenity Center.** The District shall be responsible for the operation and maintenance of the Amenity Center.
7. **Term.** The term of this Agreement shall be for six (6) months beginning May \_\_, 2026, and ending November \_\_, 2026. At the end of the initial term, this Agreement shall automatically terminate.
8. **Termination.** Either party may terminate this Agreement with or without cause upon not less than thirty (30) days advance written notice to the other party.
9. **Notices.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the Townhomes:**

c/o Eisenhower Property Group  
111 South Armenia Avenue  
Tampa, FL 33609  
Attn: Angie Grunwald  
[agrunwald@eisenhowerpropertygroup.com](mailto:agrunwald@eisenhowerpropertygroup.com)

**To District:**

c/o Inframark  
2005 Pan Am Circle Suite 300  
Tampa, FL 33607  
Attn: Jayna Cooper  
[Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com)

10. **Relationship.** The parties to this Agreement are not partners, joint ventures, employees, or agents of the other party, and no one party shall have the authority to bind the other party. Neither party shall have the right to make any contract or commitments for, or on behalf of, the other party without the prior written approval of the other party.

11. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Florida law.
12. **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.
13. **Insurance.** The District shall carry Commercial General Liability Insurance covering the District's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.
14. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of sovereign 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 similar 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.
15. **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.
16. **Governmental Disputes.** Any disputes between the District and the Townhomes with respect to this Agreement shall be resolved in accordance with the Florida Governmental Conflict Resolution Act as outlined in Chapter 164, Florida Statutes.
17. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
18. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

19. **Sovereign Immunity.** The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.
20. **Waiver.** No waiver by any party of another party's breach of any term, covenant, or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.
21. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
22. **No Third Party Beneficiaries.** This Agreement is solely for the benefit of the parties herein and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Agreement, expressed or implied, is intended to or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provision, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
23. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
24. **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.
25. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
26. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

**Two Rivers East Community  
Development District**

**Two Rivers East Townhomes  
Community Association, Inc.**

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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 TWO RIVERS EAST 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 \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

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

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

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## INDEPENDENT AUDITOR'S REPORT

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

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

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

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

#### ***Basis for Opinions***

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

#### ***Responsibilities of Management for the Financial Statements***

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

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

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS, we:

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

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

#### ***Required Supplementary Information***

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

#### ***Other Information Included in the Financial Report***

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

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 6, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 6, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$892,155.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,085,511, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,818,172, a decrease of (\$198,441) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, nonspendable for prepaid items and deposits, and the remainder is unassigned which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Financial Fund Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 4,076,627	\$ 3,071,714
Capital assets, net of depreciation	23,933,646	23,004,812
Total assets	28,010,273	26,076,526
Current liabilities	1,869,656	661,777
Long-term liabilities	25,248,462	25,608,105
Total liabilities	27,118,118	26,269,882
Net Position		
Net investment in capital assets	(1,313,706)	(1,696,974)
Restricted	2,167,791	1,503,618
Unrestricted	38,070	-
Total net position	\$ 892,155	\$ (193,356)

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,727,890	\$ 1,298,370
Operating grants and contributions	117,592	160,800
Capital grants and contributions	23,625	629,927
General revenues		
Unrestricted investment earnings	158	-
Total revenues	<u>2,869,265</u>	<u>2,089,097</u>
Expenses:		
General government	143,607	112,452
Maintenance and operations	152,386	-
Bond issuance costs	-	38,500
Interest	1,487,761	1,485,207
Total expenses	<u>1,783,754</u>	<u>1,636,159</u>
Change in net position	1,085,511	452,938
Net position - beginning	<u>(193,356)</u>	<u>(646,294)</u>
Net position - ending	<u>\$ 892,155</u>	<u>\$ (193,356)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$1,783,754. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments, as well as Developer contributions. The remainder of the current fiscal year revenue includes interest revenue. Total expenses increased compared to the prior fiscal year. The majority of this increase was attributable to higher professional services and maintenance expenditures, including landscape maintenance and repairs.

## GENERAL BUDGETING HIGHLIGHTS

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

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$23,933,646 invested in capital assets for its governmental activities. No depreciation has been taken as the capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2025, the District had \$25,535,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

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

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 46,530
Prepaid items	8,849
Deposits	302,872
Restricted assets:	
Investments	3,718,376
Capital assets:	
Nondepreciable	23,933,646
Total assets	28,010,273
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	10,836
Due to other governments	944,771
Developer advance	302,848
Accrued interest payable	611,201
Non-current liabilities:	
Due within one year	390,000
Due in more than one year	24,858,462
Total liabilities	27,118,118
 <b>NET POSITION</b>	
Net investment in capital assets	(1,313,706)
Restricted for debt service	2,167,791
Unrestricted	38,070
Total net position	\$ 892,155

See notes to the financial statements

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

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
Primary government:	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Governmental activities:					
General government	\$ 143,607	\$ 92	\$ -	\$ 92	92
Maintenance and operations	152,386	-	23,625	61,445	61,445
Interest on long-term debt	1,487,761	117,500	-	1,023,816	1,023,816
Total governmental activities	1,783,754	117,592	23,625	1,085,353	1,085,353
General revenues:					
Unrestricted investment earnings				158	158
Total general revenues				1,085,511	(193,356)
Change in net position				1,085,511	(193,356)
Net position - beginning					892,155
Net position - ending				1,085,511	892,155

See notes to the financial statements

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 46,530	\$ -	\$ -	\$ 46,530
Investments	-	3,717,266	1,110	3,718,376
Due from other funds	-	6,497	-	6,497
Prepaid items	8,849	-	-	8,849
Deposits	302,872	-	-	302,872
Total assets	<u>\$ 358,251</u>	<u>\$ 3,723,763</u>	<u>\$ 1,110</u>	<u>\$ 4,083,124</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 10,836	\$ -	\$ -	\$ 10,836
Developer advance	302,848	-	-	302,848
Due to other funds	6,497	-	-	6,497
Due to other governments	-	944,771	-	944,771
Total liabilities	<u>320,181</u>	<u>944,771</u>	<u>-</u>	<u>1,264,952</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	8,873	-	-	8,873
Restricted for:				
Debt service	-	2,778,992	-	2,778,992
Capital projects	-	-	1,110	1,110
Unassigned	29,197	-	-	29,197
Total fund balances	<u>38,070</u>	<u>2,778,992</u>	<u>1,110</u>	<u>2,818,172</u>
Total liabilities and fund balances	<u>\$ 358,251</u>	<u>\$ 3,723,763</u>	<u>\$ 1,110</u>	<u>\$ 4,083,124</u>

See notes to the financial statements

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

Total fund balances - governmental funds \$ 2,818,172

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

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

Cost of capital assets	23,933,646	
Accumulated depreciation	-	23,933,646

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

Accrued interest payable	(611,201)	
Original issue discount	286,538	
Bonds payable	(25,535,000)	(25,859,663)
Net position of governmental activities		\$ 892,155

See notes to the financial statements

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 333,813	\$ 2,394,077	\$ -	\$ 2,727,890
Developer contributions	12,132	-	-	12,132
Interest income	158	117,500	23,625	141,283
Total revenues	<u>346,103</u>	<u>2,511,577</u>	<u>23,625</u>	<u>2,881,305</u>
<b>EXPENDITURES</b>				
Current:				
General government	143,607	-	-	143,607
Maintenance and operations	152,386	-	-	152,386
Debt Service:				
Principal	-	370,000	-	370,000
Interest	-	1,484,919	-	1,484,919
Capital outlay	-	-	928,834	928,834
Total expenditures	<u>295,993</u>	<u>1,854,919</u>	<u>928,834</u>	<u>3,079,746</u>
Excess (deficiency) of revenues over (under) expenditures	50,110	656,658	(905,209)	(198,441)
Fund balances - beginning	<u>(12,040)</u>	<u>2,122,334</u>	<u>906,319</u>	<u>3,016,613</u>
Fund balances - ending	<u>\$ 38,070</u>	<u>\$ 2,778,992</u>	<u>\$ 1,110</u>	<u>\$ 2,818,172</u>

See notes to the financial statements

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

Net change in fund balances - total governmental funds	\$	(198,441)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		928,834
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		370,000
Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.		(12,040)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue discount		(10,357)
Change in accrued interest		7,515
Change in net position of governmental activities	\$	<u>1,085,511</u>

See notes to the financial statements

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

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Two Rivers East Community Development District ("District") was created on September 20, 2022, by Ordinance 22-52 of the Board of County Commissioners of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, and expanded by Ordinance 2022-59. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District boundaries were revised by the Pasco County Board of County Commissioners by Ordinance 24-09, which became effective on January 25, 2024. The District encompasses property that consists of approximately 665.125 acres.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Eisenhower Property Group, LLC ("Developer").

The Board has the final responsibility for:

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

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

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

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Prepaid Items

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

#### Capital Assets

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

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

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

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

#### Unearned Revenue

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

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

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

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

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

## NOTE 3 – BUDGETARY INFORMATION

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

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

	Amortized cost	Credit Risk	Maturities
First American Government Obligations Fund - Y Class	\$ 3,718,376	S&P AAAM	Weighted average of the fund portfolio: 45 days
Total Investments	<u>\$ 3,718,376</u>		

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

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

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

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

#### NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

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

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

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

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

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

#### NOTE 5 – CAPITAL ASSETS

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

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 23,004,812	\$ 928,834	\$ -	\$ 23,933,646
Total capital assets, not being depreciated	23,004,812	928,834	-	23,933,646
Governmental activities capital assets, net	<u>\$ 23,004,812</u>	<u>\$ 928,834</u>	<u>\$ -</u>	<u>\$ 23,933,646</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$76,945,000 and will be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the current fiscal year, the District reimbursed the developer a total of \$928,834 for the cost of infrastructure improvements.

#### NOTE 6 – LONG-TERM LIABILITIES

##### Series 2023

On May 30, 2023, the District issued \$26,260,000 of Special Assessment Bonds, Series 2023, consisting of multiple term bonds with due dates ranging from May 1, 2030, through May 1, 2053, and interest rates ranging from 4.875% - 5.875%. The Bonds were issued to finance the costs of construction and acquisition of the Series 2023 project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2023. Principal on the Bonds is to be paid serially commencing on May 1, 2024.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

**NOTE 6 – LONG-TERM LIABILITIES (Continued)**

**Series 2023 (Continued)**

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

**Long-term Debt Activity**

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2023	\$ 25,905,000	\$ -	\$ 370,000	\$ 25,535,000	\$ 390,000
Less: Original issue discount	(296,895)	-	(10,357)	(286,538)	-
Total	<u>\$ 25,608,105</u>	<u>\$ -</u>	<u>\$ 359,643</u>	<u>\$ 25,248,462</u>	<u>\$ 390,000</u>

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

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 390,000	\$ 1,466,881	\$ 1,856,881
2027	410,000	1,447,869	1,857,869
2028	430,000	1,427,881	1,857,881
2029	450,000	1,406,919	1,856,919
2030	475,000	1,384,981	1,859,981
2031-2035	2,815,000	6,504,088	9,319,088
2036-2040	3,755,000	5,593,288	9,348,288
2041-2045	5,010,000	4,376,125	9,386,125
2046-2050	6,715,000	2,723,650	9,438,650
2051-2053	5,085,000	609,238	5,694,238
	<u>\$ 25,535,000</u>	<u>\$ 26,940,920</u>	<u>\$ 52,475,920</u>

**NOTE 7 – DEVELOPER ADVANCE**

During the current fiscal year, the District received advanced funding from the Developer to cover refundable deposits required by Withlacoochee River Electric Cooperative, Inc. (“WREC”) for the installation of street lighting infrastructure across multiple phases of the District. The developer advanced a total of \$302,848 to fund these deposits. Because the deposits are refundable upon reimbursement from WREC, the amounts have been recorded as a liability on the District’s financial statements under “Developer Advances.” Repayment to the developer will occur once the District receives the corresponding refund from WREC. As of year-end, the advance remained outstanding.

**NOTE 8 – DEVELOPER TRANSACTIONS**

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

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$12,132.

**NOTE 9 – CONCENTRATION**

The District’s activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District’s operations.

**NOTE 10 – MANAGEMENT COMPANY**

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

**NOTE 11 – RISK MANAGEMENT**

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

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

	<u>Budgeted Amounts Original &amp; Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
<b>REVENUES</b>			
Assessments	\$ -	\$ 333,813	\$ 333,813
Interest	-	158	158
Developer contributions	305,625	12,132	(293,493)
Total revenues	<u>305,625</u>	<u>346,103</u>	<u>40,478</u>
<b>EXPENDITURES</b>			
Current:			
General government	117,225	143,607	(26,382)
Maintenance and operations	188,400	152,386	36,014
Total expenditures	<u>305,625</u>	<u>295,993</u>	<u>9,632</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	50,110	<u>\$ 50,110</u>
Fund balance - beginning		<u>(12,040)</u>	
Fund balance - ending		<u>\$ 38,070</u>	

See notes to required supplementary information

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

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

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

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

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	8
Employee compensation	\$0
Independent contractor compensation	\$30,717
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance \$228.40 - \$342.61 Debt service \$1,383.00 - \$2,074.00
Special assessments collected	\$2,727,890
Outstanding Bonds:	
Series 2023, due May 1, 2053	\$25,535,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Two Rivers East Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 6, 2026.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

April 6, 2026



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

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

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

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

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

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

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

April 6, 2026



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Two Rivers East Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated April 6, 2026.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 6, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

April 6, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

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

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

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

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

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

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



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**B. Consideration of Inframark 1st Amendment Onsite Staff**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor Inframark 1st Amendment Onsite Staff, was approved. 5-0

**FOURTH ORDER OF BUSINESS** **Public Hearing for Recreational Facilities and Policies**

**A. Open Public Hearing on Recreational Facilities and Policies**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor Public Hearing on Recreational Facilities and Policies, was opened. 5-0

**B. Discussion of Amenity Rules, Rates, and Policies**

Amenity Rules, Rates, and Policies were presented. Discussion ensued..

**C. Consideration of Resolution 2026-03; Adopting Clubhouse Gathering Room Policies and Usage Agreement**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor Resolution 2026-03 Adopting Clubhouse Gathering Room Policies and Usage Agreement, was adopted. 5-0

**D. Close Public Hearing on Recreational Facilities and Policies**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor Public Hearing on Recreational Facilities and Policies, was closed. 5-0

**FIFTH ORDER OF BUSINESS** **Consent Agenda**

- A. Approval of the Regular Meeting Minutes of February 17, 2026**
- B. Consideration of the O&M Expenditures February 2026**
- C. Acceptance of the Financials/Approval of the Check Register for February 2026**
- D. Ratification of Down To Earth Landscape & Irrigation Tree Staking Proposal #140363**
- E. Ratification of Down To Earth Addendum No. 6 Phase F1 to Landscape Maintenance Agreement**

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

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

**A. District Counsel**

District Counsel to review the Parking Policies and provide feedback.

84 **B. District Manager**

85 There being no report, the next item followed.

86 **i. Community Inspection Report**

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

89 **C. District Engineer**

90 There being no report, the next order of business followed.

91

92 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments**

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

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95 **EIGHTH ORDER OF BUSINESS** **Adjournment**

96 There being no further business,

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On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in 99 favor, the meeting was adjourned at 11:20 a.m. 5-0
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Jayna Cooper/Rollamay Turkoane  
105 District Manager

\_\_\_\_\_   
Carlos de la Ossa  
Chairperson

**TWO RIVERS EAST**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
BUSINESS OBSERVER, INC.	3/6/2026	26-00490P	\$96.25			LEGAL AD
DOWN TO EARTH	3/1/2026	168680	\$41,174.81			LANDSCAPE CONTRACT
DOWN TO EARTH	3/19/2026	170314	\$192.04		\$41,366.85	HAMMOCK PONDS MAINTENANCE
INFRAMARK LLC	3/1/2026	173071	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	3/1/2026	173071	\$375.00			ADMINISTRATION
INFRAMARK LLC	3/1/2026	173071	\$250.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	3/1/2026	173071	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	3/1/2026	173071	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	3/1/2026	173071	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	3/1/2026	173071	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	3/1/2026	173071	\$50.00			RENTAL & LEASES
INFRAMARK LLC	3/1/2026	173071	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	3/1/2026	173071	\$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	3/13/2026	173962	\$3.95		\$5,528.95	POSTAGE
SITEX AQUATICS LLC	3/1/2026	10824-B	\$2,181.00			AQUATIC MAINTENANCE
STANTEC CONSULTING SERVICES	2/24/2026	2532487	\$378.25			ENGINEERING SERVICES
STRALEY ROBIN VERICKER	3/18/2026	28026	\$3,206.50			PROFESSIONAL SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$52,757.80</b>			
<b>Utilities</b>						
INFRAMARK LLC	3/1/2026	173071	\$416.67			DISSEMINATION SERVICES
PASCO COUNTY UTILITIES	2/18/2026	23991855	\$380.77			WATER
PASCO COUNTY UTILITIES	2/18/2026	23991821	\$50.50			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990144	\$3.03			WATER
PASCO COUNTY UTILITIES	2/18/2026	23991134	\$95.95			WATER
PASCO COUNTY UTILITIES	2/18/2026	23991133	\$158.57			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990145	\$192.91			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990143	\$53.53			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990141	\$189.88			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989520	\$112.11			WATER

**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	2/18/2026	23989518	\$511.06			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989411	\$340.37			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989409	\$22.22			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990140	\$150.00			DEPOST
PASCO COUNTY UTILITIES	2/18/2026	23990140	\$64.00			ACTIVATION FEE
PASCO COUNTY UTILITIES	2/18/2026	23990140	\$6.06	\$220.06		WATER
PASCO COUNTY UTILITIES	2/18/2026	23990535	\$1,439.00			DEPOSIT
PASCO COUNTY UTILITIES	2/18/2026	23990535	\$64.00			ACTIVATION FEE
PASCO COUNTY UTILITIES	2/18/2026	23990535	\$661.39	\$2,164.39		WATER
PASCO COUNTY UTILITIES	3/18/2026	24167921	\$24.24			WATER
PASCO COUNTY UTILITIES	3/18/2026	24169649	\$148.47			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24169648	\$519.14			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24169613	\$39.39			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24168918	\$16.16			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24168917	\$104.03			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167925	\$98.98			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167531	\$125.24			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167923	\$93.93			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167922	\$98.98			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167298	\$67.67			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167296	\$719.12			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24168317	\$576.62			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167926	\$258.56			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167924	\$122.21			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167297	\$422.18			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167188	\$399.96			Water 02/04/26-03/06/26
PASCO COUNTY UTILITIES	3/18/2026	24167185	\$15.15		\$8,345.38	Water 02/04/26-03/06/26
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	3/11/2026	031126-6579	\$2,664.64			ELECTRIC
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	3/11/2026	031126-3295	\$50.18			ELECTRIC

**TWO RIVERS EAST**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	3/11/2026	031126-3279	\$44.39			ELECTRIC
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	3/11/2026	031126-3281	\$61.58			ELECTRIC
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	3/11/2026	031126-3285	\$60.79			ELECTRIC
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	3/11/2026	031126-3287	\$59.20			ELECTRIC
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	3/11/2026	031126-2363804	\$128.06		\$3,068.84	ELECTRIC SERVICE
<b>Utilities Subtotal</b>			<b>\$11,830.89</b>			
<b>Regular Services</b>						
ANGIE GRUNWALD	3/17/2026	AG-031726	\$200.00			BOARD 03/17/26
CARLOS DE LA OSSA	3/17/2026	CO-031726	\$200.00			BOARD 03/17/26
NICHOLAS J. DISTER	3/17/2026	ND-031726	\$200.00			BOARD 03/17/26
PASCO COUNTY PROPERTY APPRAISER	3/9/2026	26038	\$150.00			PROPERTY APPRAISER ANNUAL RENEWAL FEE
RYAN MOTKO	3/17/2026	RM-031726	\$200.00			BOARD 03/17/26
SCHOOLSTATUS PARENT INC	3/1/2026	INV-SS-6184	\$3,125.00			ANNUAL WEBSITE ADA COMPLIANCE
THOMAS R. SPENCE	3/17/2026	TS-031726	\$200.00			BOARD 03/17/26
<b>Regular Services Subtotal</b>			<b>\$4,275.00</b>			
<b>Additional Services</b>						
DOWN TO EARTH	2/18/2026	167807	\$3,742.30			LANDSCAPE CONTRACT
JAYMAN ENTERPRISES LLC	3/11/2026	4471	\$1,200.00			JANITORIAL MAINTENANCE INSTALL BULLETIN BOARD
TWO RIVERS EAST	3/11/2026	03112026-0311	\$14,759.74			SERIES 2023 FY26 DS
<b>Additional Services Subtotal</b>			<b>\$19,702.04</b>			
<b>TOTAL</b>			<b>\$88,565.73</b>			

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 26-00490P

Date 03/06/2026

**Attn:**  
Two Rivers East - Inframark  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 26-00490P <b>Public Board Meetings</b> <b>RE: Two Rivers East Board of Supervisors Meeting on Marcy 17, 2026</b> <b>Published: 3/6/2026</b>	\$96.25
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### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$96.25</b>

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

**Two Rivers East Community Development District  
Notice of Meeting and Public Hearing on Proposed Recreational Facilities  
Policies and Regulations and Clubhouse Fathering Room  
Reservation Fees and Rates**

The Two Rivers East Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on Tuesday, March 17, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34648.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of District's properties are borne in a fair manner for all user types. The proposed rates and fees are:

Gathering Room Rental Fees for Residents and Non-Residents

Residents:	Non-Residents:
Up to four (4) hours = \$50.00	Up to four (4) hours = \$150.00
Up to six (6) hours = \$100.00	Up to six (6) hours = \$200.00
Refundable Security Deposit = \$200.00	Refundable Security Deposit = \$400.00

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies, rates, and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies..

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: [www.tworiverseastcdd.com](http://www.tworiverseastcdd.com) or by contacting District Manager Jayna Cooper via email at [jcooper@inframark.com](mailto:jcooper@inframark.com) or via phone at (813) 991-1116.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

March 6, 2026

26-00490P

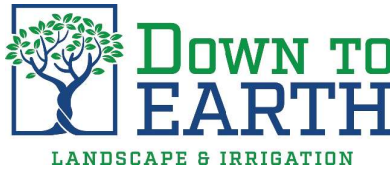
**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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**Down to Earth Landscape & Irrigation**

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



**Invoice: #168680**

**March 2026**

**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**

Two Rivers East Roadway Rough Cutting Contract (2026)  
Estimate # 134878

**Invoice Date**

3/1/2026

**Date Due**

4/15/2026

**Terms**

Net 45

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
<b>#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)</b>				<b>\$41,174.81</b>
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
LCR003: Additional Areas - Start 7/1/25				\$9,855.71
LCR003: Additional Areas - Start 8/11/25				\$5,879.77
LCR003: Entrances and Meritage Additions - Start 10/1/25				\$4,380.06
LCR003: Additional Services - Start 10/1/25				\$5,970.90
LCR003: F2 Ph1 Casa Fresca - Start 12/1/25				\$1,697.81
Additional Services - Start 2/18/26				\$7,484.60

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

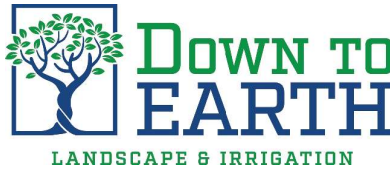
To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

Subtotal	\$41,174.81
Sales Tax	\$0.00
<b>Total</b>	<b>\$41,174.81</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$41,174.81</b>

**Down to Earth Landscape & Irrigation**

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



**Invoice: #170314**

**March 2026**

**Customer**

Two Rivers East  
Inframark  
2005 Pan Am Circle Suite 300

Tampa, FL 33604

**Property / Project Address**

Two Rivers East  
1988 Draughton Drive  
Zephyrhills, FL 33541

**Project/Job**

Two Rivers East Roadway Rough Cutting Contract (2026)  
Estimate # 134878

**Invoice Date**

3/19/2026

**Date Due**

5/3/2026

**Terms**

Net 45

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$192.04
Hammock Ponds Maintenance - Start 3/1/26				\$192.04

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

To make payment by ACH (electronic check) or credit card, please click the link below. There is no fee for ACH payments, and a 3% processing fee for credit card payments.

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

Subtotal	\$192.04
Sales Tax	\$0.00
<b>Total</b>	<b>\$192.04</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$192.04</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

173071

**DATE**

3/1/2026

**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**

3/1/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	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
<b>Subtotal</b>					<b>5,941.67</b>

<b>Subtotal</b>	\$5,941.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
173962

**DATE**  
3/13/2026

**CUSTOMER ID**  
C3191

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
3/13/2026

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

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.79		3.95
<b>Subtotal</b>					<b>3.95</b>

<b>Subtotal</b>	\$3.95
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3.95

**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
10824-b	03/01/2026	\$2,181.00	03/31/2026	Net 30	

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

SUBTOTAL	2,181.00
TAX	0.00
TOTAL	2,181.00
BALANCE DUE	<b>\$2,181.00</b>



INVOICE

Invoice Number 2532487  
Invoice Date February 24, 2026  
Customer Number 189316  
Project Number 238202138

**Bill To**

Two Rivers East Community  
Development District  
Accounts Payable  
c/o Inframark  
210 North University Drive, Suite 702  
Coral Springs FL 33071  
United States

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
Bank of America  
ABA No. : 111000012  
Account No: 3752096026  
Email Remittance: eft@stantec.com

**Alternative Remit To**

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

---

**Project Description:** Two Rivers East CDD.

**Stantec Project Manager:** Stewart, Tonja L  
**Authorization Amount:** \$35,789.00  
**Authorization Previously Billed:** \$14,537.50  
**Authorization Budget Remaining:** \$20,873.25  
**Authorization Billed to Date:** \$14,915.75  
**Current Invoice Due:** \$378.25  
**For Period Ending:** February 24, 2026

---

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

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

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

INVOICE

Invoice Number

2532487

Project Number

238202138

---

**Top Task 2026**                      **2026 FY General Consulting Services**

**Professional Services**

<b>Billing Level</b>	<b>Date</b>	<b>Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 09				
Nurse, Vanessa M	2025-12-09	0.25	183.00	45.75
Nurse, Vanessa M	2026-01-05	0.25	190.00	47.50
Nurse, Vanessa M	2026-02-03	1.50	190.00	285.00
		<b>2.00</b>		<b>378.25</b>
<b>Professional Services Subtotal</b>		<b>2.00</b>		<b>378.25</b>

---

**Top Task 2026 Total** **378.25**

---

Total Fees & Disbursements \$378.25

**INVOICE TOTAL (USD)** **\$378.25**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-09	238202138	2026	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: PREVIOUS PUBLIC FACILITIES REPORT(S) AND MAPPING STATUS	
2026-01-05	238202138	2026	NURSE, VANESSA M	0.25	190.00	47.50	DOWNLOADED BACK-UP RE: 1564 BROWARD DR FENCE APPROVAL	
2026-02-03	238202138	2026	NURSE, VANESSA M	1.50	190.00	285.00	PREPARED PUBLIC FACILITIES REPORT & SENT OUT MAPPING STATUS	
<b>Total subTask 2026</b>				<b>2.00</b>		<b>378.25</b>		
<b>Total Top Task 2026</b>				<b>2.00</b>		<b>378.25</b>		
<b>Total Project 238202138</b>				<b>2.00</b>		<b>378.25</b>		

# 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

March 18, 2026

Client: 001581

Matter: 000001

Invoice #: 28026

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

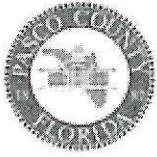
## SERVICES

Date	Person	Description of Services	Hours	Amount
2/2/2026	WAS	PREPARE DRAFT FREEZE PROTECTION ADDENDUM AND COMMUNICATIONS REGARDING PRICING ON THE ADDITIONAL SERVICES.	0.2	\$67.00
2/5/2026	KCH	DISCUSS BGC PROPOSAL TO DNC FOR TWO RIVERS, FLORIDA STATUS WITH C. DE LA OSSA; REVIEW DNC WEBSITE AND QUARTERLY REVIEW LIST.	0.1	\$37.50
2/6/2026	JMV	REVIEW STAFF REPORT FROM GEOLOGICAL SURVEY.	0.4	\$162.00
2/10/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
2/16/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
2/17/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
2/17/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
2/18/2026	KCH	PREPARE ADDENDUM TO LANDSCAPING AGREEMENT WITH DOWN TO EARTH TO ADD ADDITIONAL SERVICE AREA, SECTION F1.	1.0	\$375.00
2/19/2026	KCH	PREPARE RESOLUTION AUTHORIZING ORGANIZATION ATTESTATION FORM FOR CREDIT CARD WITH VALLEY BANK AND APPLICABLE MONTHLY SPENDING LIMITS.	1.0	\$375.00
2/20/2026	WAS	PREPARE FOR AND ATTEND CDD OPERATIONS MEETING.	0.3	\$100.50

**SERVICES**

Date	Person	Description of Services	Hours	Amount
2/20/2026	KCH	PREPARE RECREATIONAL FACILITIES POLICIES AND REGULATIONS; PREPARE CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PREPARE PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES; PREPARE RESOLUTION ADOPTING THE ABOVE; PREPARE ADVERTISEMENT FOR PUBLIC HEARING ON RESERVATION POLICIES AND USAGE AGREEMENT/RATES/FEES.	3.7	\$1,387.50
Total Professional Services			8.5	\$3,206.50
Total Services			\$3,206.50	
Total Disbursements			\$0.00	
Total Current Charges				\$3,206.50
Previous Balance				\$3,271.15
<i>Less Payments</i>				<i>(\$3,271.15)</i>
<b>PAY THIS AMOUNT</b>				<b>\$3,206.50</b>

*Please Include Invoice Number on all Correspondence*



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

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

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



4337 1 1  
 14-92800

TWO RIVERS EAST CDD

Service Address: **34658 VERDURE LANE**

Bill Number: 23991855

Billing Date: 2/18/2026

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

Account #	Customer #
1323220	01554184
Please use the 15-digit number below when making a payment through your bank	
132322001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

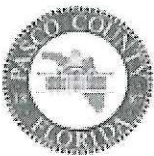
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579048	1/6/2026	968	2/4/2026	1345	29	377

Usage History

	Reclaimed
February 2026	377
January 2026	968
December 2025	0

Transactions

Previous Bill	977.68
Payment 02/06/26	-977.68 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	377 Thousand Gals X \$1.01 380.77
<b>Total Current Transactions</b>	380.77
<b>TOTAL BALANCE DUE</b>	<b>\$380.77</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasympay.pascocountyfl.net](http://pascoeasympay.pascocountyfl.net)

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



Account # 1323220  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 380.77

<b>Total Balance Due</b>	<b>\$380.77</b>
<b>Due Date</b>	<b>3/9/2026</b>

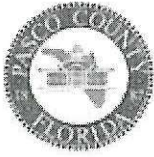
10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
 2005 PAN AM SUITE 300 CIRCLE  
 TAMPA FL 33607-6008

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



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

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

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



4336 1 1  
 14-92800

TWO RIVERS EAST CDD

Service Address: **1477 CATTAWOOD PASS 1.5 INCH RECLAIM COMMON**

Bill Number: 23991821

Billing Date: 2/18/2026

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

Account #	Customer #
1321640	01554184
Please use the 15-digit number below when making a payment through your bank	
132164001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607002	1/6/2026	0	2/4/2026	50	29	50

Usage History

	Reclaimed
February 2026	50
January 2026	0

Transactions

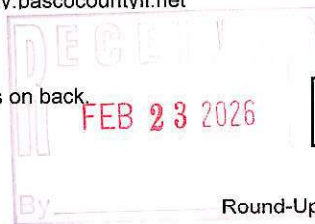
Current Transactions			
Reclaimed			
Reclaimed	50 Thousand Gals X \$1.01		50.50
<b>Total Current Transactions</b>			<b>50.50</b>
<b>TOTAL BALANCE DUE</b>			<b>\$50.50</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

Check this box if entering change of mailing address on back



Account # 1321640  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 50.50

**Total Balance Due \$50.50**  
**Due Date 3/9/2026**

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

By \_\_\_\_\_ Round-Up Donations to Charity \_\_\_\_\_  
 Amount Enclosed \_\_\_\_\_

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
 2005 PAN AM SUITE 300 CIRCLE  
 TAMPA FL 33607-6008

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



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

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

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



4331 1 1  
 14-92800

TWO RIVERS EAST CDD

Service Address: **BROWARD & BRIERVIEW RECLAIM 2 INCH #1 OF 2**

Bill Number: 23990144

Billing Date: 2/18/2026

Billing Period: 1/12/2026 to 2/4/2026

Account #	Customer #
1269690	01554184
Please use the 15-digit number below when making a payment through your bank	
126969001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579125	1/12/2026	0	2/4/2026	3	23	3

Usage History

Reclaimed

February 2026  
 December 2025  
 December 2025

3  
 0  
 0

Transactions

Current Transactions

Reclaimed

Reclaimed

3 Thousand Gals X \$1.01

3.03

**Total Current Transactions**

3.03

**TOTAL BALANCE DUE**

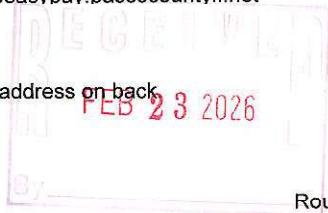
**\$3.03**

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasywav.pascocountyfl.net](http://pascoeasywav.pascocountyfl.net)

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Account # 1269690  
 Customer # 01554184

Balance Forward 0.00  
 Current Transactions 3.03

<b>Total Balance Due</b>	<b>\$3.03</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity

Amount Enclosed

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4335 1 1  
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TWO RIVERS EAST CDD

Service Address: **2176 STILLVIEW PASS RECLAIM METER D**

Bill Number: 23991134

Billing Date: 2/18/2026

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

Account #	Customer #
1301525	01554184
Please use the 15-digit number below when making a payment through your bank	
130152501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	1/6/2026	1906	2/4/2026	2001	29	95

Usage History

Month	Reclaimed
February 2026	95
January 2026	264
December 2025	236
November 2025	178
October 2025	115
September 2025	157
August 2025	206
July 2025	173
June 2025	212
May 2025	365

Transactions

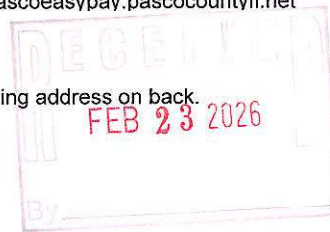
Previous Bill	290.48
Payment 02/06/26	-290.48 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	95 Thousand Gals X \$1.01 95.95
<b>Total Current Transactions</b>	95.95
<b>TOTAL BALANCE DUE</b>	<b>\$95.95</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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Account # 1301525  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 95.95

<b>Total Balance Due</b>	<b>\$95.95</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
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TWO RIVERS EAST CDD

Service Address: **37435 SAGEMOOR DR 2 INCH RECLAIM METER B**

Bill Number: 23991133  
 Billing Date: 2/18/2026  
 Billing Period: 1/6/2026 to 2/4/2026

Account #	Customer #
1301450	01554184
Please use the 15-digit number below when making a payment through your bank	
130145001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	1/6/2026	3262	2/4/2026	3419	29	157

Usage History

	Reclaimed
February 2026	157
January 2026	422
December 2025	228
November 2025	2610
October 2025	2

Transactions

Previous Bill	449.25
Payment 02/06/26	-449.25 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	157 Thousand Gals X \$1.01 158.57
<b>Total Current Transactions</b>	158.57
<b>TOTAL BALANCE DUE</b>	<b>\$158.57</b>



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Account # 1301450  
 Customer # 01554184

Balance Forward 0.00  
 Current Transactions 158.57

<b>Total Balance Due</b>	<b>\$158.57</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS & FLORA RIDGE RECLAIM 2 INCH #2 OF 2**

Bill Number: 23990145

Billing Date: 2/18/2026

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

Account #	Customer #
1269695	01554184
Please use the 15-digit number below when making a payment through your bank	
126969501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579111	1/6/2026	367	2/4/2026	558	29	191

Usage History

	Reclaimed
February 2026	191
January 2026	323
December 2025	44

Transactions

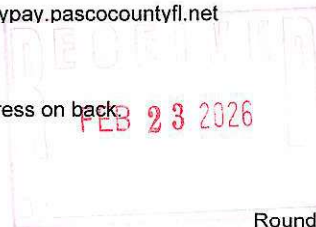
Previous Bill	326.23
Payment 02/06/26	-326.23 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	191 Thousand Gals X \$1.01 192.91
<b>Total Current Transactions</b>	192.91
<b>TOTAL BALANCE DUE</b>	<b>\$192.91</b>



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Account # 1269695  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 192.91

<b>Total Balance Due</b>	<b>\$192.91</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD

Service Address: **1178 BROWARD DR RECLAIM #3 OF 3**

Bill Number: 23990143

Billing Date: 2/18/2026

Billing Period: 1/12/2026 to 2/4/2026

Account #	Customer #
1269685	01554184
Please use the 15-digit number below when making a payment through your bank	
126968501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609337	1/12/2026	0	2/4/2026	53	23	53

Usage History

Reclaimed

February 2026	53
December 2025	0
December 2025	0

Transactions

Current Transactions

Reclaimed		
Reclaimed	53 Thousand Gals X \$1.01	53.53
<b>Total Current Transactions</b>		<b>53.53</b>

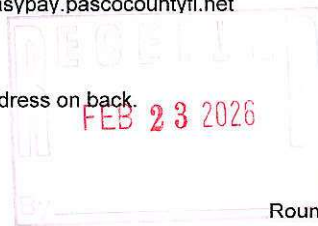
**TOTAL BALANCE DUE \$53.53**

Please return this portion with payment



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Account #	1269685
Customer #	01554184
Balance Forward	0.00
Current Transactions	53.53

<b>Total Balance Due</b>	<b>\$53.53</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS EAST CDD

Service Address: **36444 STEEPLE SPRINGS LANE RECLAIM 1-1/2 INCH**

Bill Number: 23990141

Billing Date: 2/18/2026

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

Account #	Customer #
1269565	01554184
Please use the 15-digit number below when making a payment through your bank	
126956501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607011	1/6/2026	232	2/4/2026	420	29	188

Usage History

Reclaimed

February 2026  
 January 2026

188  
 0

Transactions

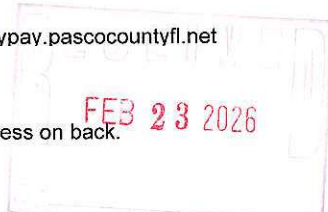
Previous Bill	364.00
Payment 02/06/26	-364.00 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	188 Thousand Gals X \$1.01 189.88
<b>Total Current Transactions</b>	<b>189.88</b>
<b>TOTAL BALANCE DUE</b>	<b>\$189.88</b>



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Account # 1269565  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 189.88

<b>Total Balance Due</b>	<b>\$189.88</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity

Amount Enclosed

.
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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS BOULEVARD RECLAIM 1.5 #1**

Bill Number: 23989520  
 Billing Date: 2/18/2026  
 Billing Period: 1/6/2026 to 2/4/2026

Account #	Customer #
1247980	01554184
Please use the 15-digit number below when making a payment through your bank	
124798001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	1/6/2026	1703	2/4/2026	1814	29	111

Usage History

	Reclaimed
February 2026	111
January 2026	209
December 2025	208
November 2025	257
October 2025	407
September 2025	119

Transactions

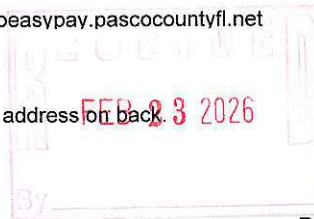
Previous Bill	232.10
Payment 02/06/26	-232.10 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	111 Thousand Gals X \$1.01 112.11
<b>Total Current Transactions</b>	112.11
<b>TOTAL BALANCE DUE</b>	<b>\$112.11</b>



Please return this portion with payment

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Account # 1247980  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 112.11

<b>Total Balance Due</b>	<b>\$112.11</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD

Service Address: **2420 LODGE GRASS BOULEVARD RECLAIM 2 INCH**

Bill Number: 23989518

Billing Date: 2/18/2026

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

Account #	Customer #
1247975	01554184
Please use the 15-digit number below when making a payment through your bank	
124797501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	1/6/2026	2538	2/4/2026	3044	29	506

Usage History

Reclaimed

February 2026	506
January 2026	516
December 2025	386
November 2025	183
October 2025	445
September 2025	965
August 2025	33
July 2025	10
June 2025	0

Transactions

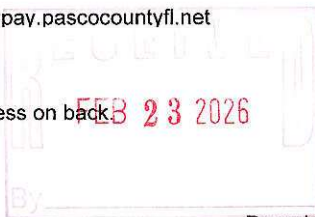
Previous Bill	560.15
Payment 02/06/26	-560.15 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	506 Thousand Gals X \$1.01 511.06
<b>Total Current Transactions</b>	511.06
<b>TOTAL BALANCE DUE</b>	<b>\$511.06</b>

Please return this portion with payment



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Account # 1247975  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 511.06

<b>Total Balance Due</b>	<b>\$511.06</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

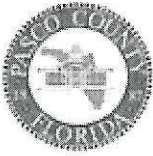
Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD

Service Address: **1766 LODGE GRASS BOULEVARD 2 INCH RECLAIM**

Bill Number: 23989411

Billing Date: 2/18/2026

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

Account #	Customer #
1246260	01554184
Please use the 15-digit number below when making a payment through your bank	
124626001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579109	1/6/2026	1747	2/4/2026	2084	29	337

Usage History

Reclaimed

February 2026	337
January 2026	592
December 2025	1095

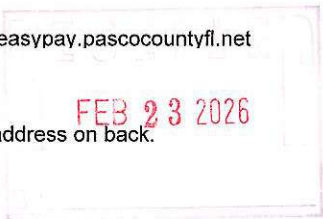
Transactions

Previous Bill	597.92
Payment 02/06/26	-597.92 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	337 Thousand Gals X \$1.01 340.37
<b>Total Current Transactions</b>	340.37
<b>TOTAL BALANCE DUE</b>	<b>\$340.37</b>



Please return this portion with payment

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Account #	1246260
Customer #	01554184
Balance Forward	0.00
Current Transactions	340.37

<b>Total Balance Due</b>	<b>\$340.37</b>
<b>Due Date</b>	<b>3/9/2026</b>

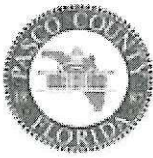
10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD

Service Address: **36709 COOLRIDGE PLACE RECLAIM METER #3**

Bill Number: 23989409

Billing Date: 2/18/2026

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

Account #	Customer #
1246155	01554184
Please use the 15-digit number below when making a payment through your bank	
124615501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	1/6/2026	319	2/4/2026	341	29	22

Usage History

Reclaimed

February 2026	22
January 2026	20
December 2025	14
November 2025	18
October 2025	23
September 2025	13
August 2025	2

Transactions

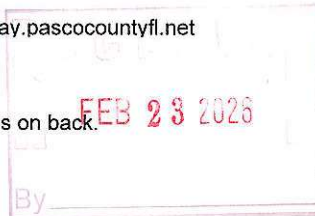
Previous Bill	21.61
Payment 02/06/26	-21.61 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	22 Thousand Gals X \$1.01
	22.22
<b>Total Current Transactions</b>	22.22
<b>TOTAL BALANCE DUE</b>	<b>\$22.22</b>



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Account # 1246155  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 22.22

**Total Balance Due \$22.22**  
**Due Date 3/9/2026**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS EAST CDD  
 2005 PAN AM SUITE 300 CIRCLE  
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TWO RIVERS EAST CDD

Service Address: **36153 HILLRIDGE TRAIL RECLAIM 1 INCH -#1**

Bill Number: 23990140

Billing Date: 2/18/2026

Billing Period: 1/7/2026 to 2/4/2026

Account #	Customer #
1269550	01554184
Please use the 15-digit number below when making a payment through your bank	
126955001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609325	1/7/2026	56	2/4/2026	62	28	6

Usage History  
 Reclaimed  
 February 2026 6

Transactions

Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X \$1.01	6.06
Adjustments		
Deposit Owing		150.00
Turn On Next Day Activation Fee		64.00
<b>Total Current Transactions</b>		<b>220.06</b>
<b>TOTAL BALANCE DUE</b>		<b>\$220.06</b>



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Account # 1269550  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 220.06

<b>Total Balance Due</b>	<b>\$220.06</b>
<b>Due Date</b>	<b>3/9/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
 2005 PAN AM SUITE 300 CIRCLE  
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TWO RIVERS EAST CDD

Service Address: **1745 LODGE GRASS BOULEVARD AMENITY CENTER**

Bill Number: 23990535  
 Billing Date: 2/18/2026  
 Billing Period: 2/2/2026 to 2/4/2026

Account #	Customer #
1285610	01554184
Please use the 15-digit number below when making a payment through your bank	
128561001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220823069	2/2/2026	340	2/4/2026	405	2	65
Irrig Potable	232051614	2/2/2026	14	2/4/2026	14	2	0
		2/2/2026		2/4/2026		2	

	Usage History		
	Water	Reclaimed	
February 2026	65	0	0

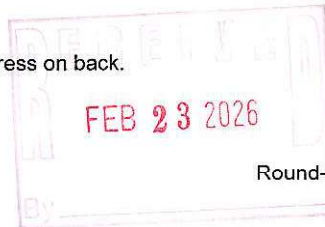
Transactions		
<b>Current Transactions</b>		
Water		
Water Base Charge		4.27
Water Tier 1	40.0 Thousand Gals X \$2.18	87.20
Water Tier 2	25.0 Thousand Gals X \$3.47	86.75
Sewer		
Sewer Base Charge		10.90
Sewer Charges	65.0 Thousand Gals X \$7.20	468.00
Irrigation		
Water Base Charge		4.27
Adjustments		
Deposit Owing		1,439.00
Turn On Next Day Activation Fee		64.00
<b>Total Current Transactions</b>		<b>2,164.39</b>
<b>TOTAL BALANCE DUE</b>		<b>\$2,164.39</b>



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Account # 1285610  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 2,164.39

**Total Balance Due \$2,164.39**  
**Due Date 3/9/2026**

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

Round-Up Donations to Charity  \_\_\_\_\_  
 Amount Enclosed  \_\_\_\_\_

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD

Service Address: **36153 HILLRIDGE TRAIL RECLAIM 1 INCH -#1**

Bill Number: 24167921

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1269550	01554184
Please use the 15-digit number below when making a payment through your bank	
126955001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609325	2/4/2026	62	3/6/2026	86	30	24

Usage History

Reclaimed

March 2026 24  
 February 2026 6

Transactions

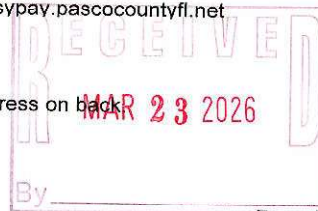
Previous Bill	220.06
Payment 03/10/26	-220.06 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	24 Thousand Gals X \$1.01 24.24
<b>Total Current Transactions</b>	24.24
<b>TOTAL BALANCE DUE</b>	<b>\$24.24</b>



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Account #	1269550
Customer #	01554184
Balance Forward	0.00
Current Transactions	24.24
<b>Total Balance Due</b>	<b>\$24.24</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD  
 CARE OF INFRFAMARK  
 2005 PAN AM SUITE 300 CIRCLE  
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TWO RIVERS EAST CDD  
 Service Address: **34579 RANGEWOOD DR**  
 Bill Number: 24169649  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1323230	01554184
Please use the 15-digit number below when making a payment through your bank	
132323001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579086	2/4/2026	0	3/6/2026	147	30	147

Usage History

	Reclaimed
March 2026	147
February 2026	0
January 2026	0

Transactions

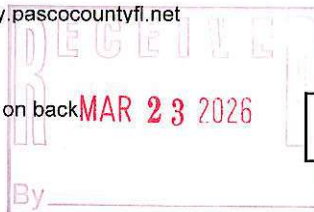
Current Transactions			
Reclaimed			
Reclaimed	147 Thousand Gals X \$1.01		148.47
<b>Total Current Transactions</b>			<b>148.47</b>
<b>TOTAL BALANCE DUE</b>			<b>\$148.47</b>



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Account #	1323230
Customer #	01554184
Balance Forward	0.00
Current Transactions	148.47
<b>Total Balance Due</b>	<b>\$148.47</b>
<b>Due Date</b>	<b>4/6/2026</b>

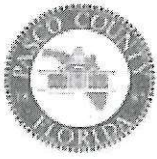
10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD  
 Service Address: **34658 VERDURE LANE**  
 Bill Number: 24169648  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1323220	01554184
Please use the 15-digit number below when making a payment through your bank	
132322001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579048	2/4/2026	1345	3/6/2026	1859	30	514

Usage History  
 Reclaimed

March 2026  
 February 2026  
 January 2026  
 December 2025

514  
 377  
 968  
 0

Transactions

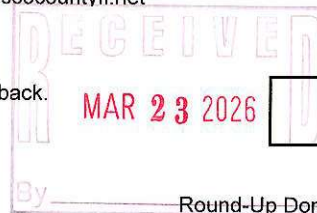
Previous Bill 380.77  
 Payment 03/10/26 -380.77 CR  
**Balance Forward** 0.00  
 Current Transactions  
 Reclaimed  
 Reclaimed 514 Thousand Gals X \$1.01 519.14  
**Total Current Transactions** 519.14  
**TOTAL BALANCE DUE \$519.14**



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Account # 1323220  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 519.14

**Total Balance Due \$519.14**  
**Due Date 4/6/2026**

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

By \_\_\_\_\_ Round-Up Donations to Charity  
 Amount Enclosed \_\_\_\_\_

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
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TWO RIVERS EAST CDD

Service Address: **1477 CATTAWOOD PASS 1.5 INCH RECLAIM COMMON**

Bill Number: 24169613

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1321640	01554184
Please use the 15-digit number below when making a payment through your bank	
132164001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607002	2/4/2026	50	3/6/2026	89	30	39

Usage History

	Reclaimed
March 2026	39
February 2026	50
January 2026	0

Transactions

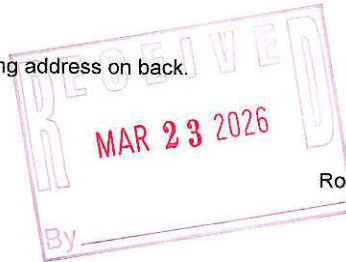
Previous Bill	50.50
Payment 03/10/26	-50.50 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	39 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	39.39
<b>TOTAL BALANCE DUE</b>	<b>\$39.39</b>



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Account # 1321640  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 39.39

<b>Total Balance Due</b>	<b>\$39.39</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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**TWO RIVERS EAST CDD**

Service Address: **2176 STILLVIEW PASS RECLAIM METER D**

Bill Number: 24168918  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1301525	01554184
Please use the 15-digit number below when making a payment through your bank	
130152501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	2/4/2026	2001	3/6/2026	2017	30	16

Usage History

Month	Reclaimed
March 2026	16
February 2026	95
January 2026	264
December 2025	236
November 2025	178
October 2025	115
September 2025	157
August 2025	206
July 2025	173
June 2025	212
May 2025	365

Transactions

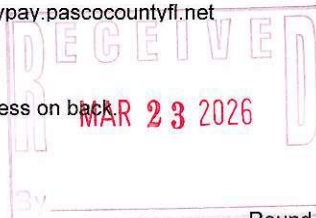
Previous Bill	95.95
Payment 03/10/26	-95.95 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	16.16
<b>TOTAL BALANCE DUE</b>	<b>\$16.16</b>



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Account #	1301525
Customer #	01554184
Balance Forward	0.00
Current Transactions	16.16

<b>Total Balance Due</b>	<b>\$16.16</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
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TWO RIVERS EAST CDD

Service Address: **37435 SAGEMOOR DR 2 INCH RECLAIM METER B**

Bill Number: 24168917  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1301450	01554184
Please use the 15-digit number below when making a payment through your bank	
130145001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	2/4/2026	3419	3/6/2026	3522	30	103

Usage History

Month	Reclaimed
March 2026	103
February 2026	157
January 2026	422
December 2025	228
November 2025	2610
October 2025	2

Transactions

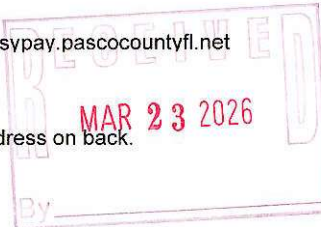
Previous Bill	158.57
Payment 03/10/26	-158.57 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	103 Thousand Gals X \$1.01 104.03
<b>Total Current Transactions</b>	104.03
<b>TOTAL BALANCE DUE</b>	<b>\$104.03</b>



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Account # 1301450  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 104.03

<b>Total Balance Due</b>	<b>\$104.03</b>
<b>Due Date</b>	<b>4/6/2026</b>

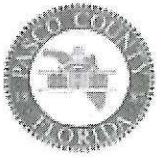
10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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**TWO RIVERS EAST CDD**

Service Address: **BROWARD & BRIERVIEW RECLAIM 2 INCH #1 OF 2**

Bill Number: 24167925  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1269690	01554184
Please use the 15-digit number below when making a payment through your bank	
126969001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579125	2/4/2026	3	3/6/2026	101	30	98

Usage History

Month	Reclaimed
March 2026	98
February 2026	3
December 2025	0
December 2025	0

Transactions

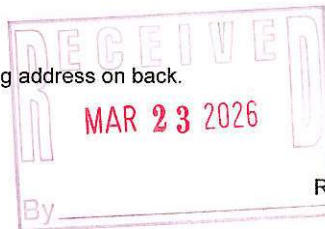
Previous Bill	3.03
Payment 03/10/26	-3.03 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	98 Thousand Gals X \$1.01 98.98
<b>Total Current Transactions</b>	98.98
<b>TOTAL BALANCE DUE</b>	<b>\$98.98</b>



Please return this portion with payment

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Account #	1269690
Customer #	01554184
Balance Forward	0.00
Current Transactions	98.98

<b>Total Balance Due</b>	<b>\$98.98</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity	-
Amount Enclosed	-

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TWO RIVERS WEST CDD

Service Address: **35888 STABLETON LANE 2 INCH RECLAIM**

Bill Number: 24167531  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1255150	01547952
Please use the 15-digit number below when making a payment through your bank	
125515001547952	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579120	2/4/2026	2080	3/6/2026	2204	30	124

Usage History

	Reclaimed
March 2026	124
February 2026	333
January 2026	263
December 2025	156
November 2025	229
October 2025	308
September 2025	465
August 2025	146

Transactions

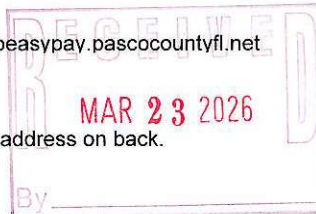
Previous Bill	336.33
Payment 03/10/26	-336.33 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	124 Thousand Gals X \$1.01 125.24
<b>Total Current Transactions</b>	125.24
<b>TOTAL BALANCE DUE</b>	<b>\$125.24</b>



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Account # 1255150  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 125.24

**Total Balance Due \$125.24**  
**Due Date 4/6/2026**

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

Round-Up Donations to Charity  \_\_\_\_\_  
 Amount Enclosed  \_\_\_\_\_

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TWO RIVERS EAST CDD

Service Address: **1001 BROWARD DR RECLAIM SERVICE #1 OF 3**

Bill Number: 24167923

Billing Date: 3/18/2026

Billing Period: 2/10/2026 to 3/6/2026

Account #	Customer #
1269675	01554184
Please use the 15-digit number below when making a payment through your bank	
126967501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609338	2/10/2026	15	3/6/2026	108	24	93

Usage History

Reclaimed

March 2026

93

Transactions

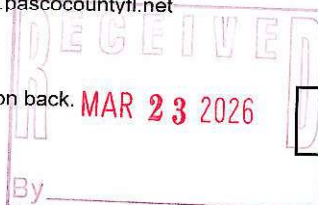
Payment	-244.00 CR
<b>Balance Forward</b>	-244.00 CR
Current Transactions	
Reclaimed	
Reclaimed	93 Thousand Gals X \$1.01 93.93
Adjustments	
Deposit Owing	180.00
Turn On Next Day Activation Fee	64.00
<b>Total Current Transactions</b>	337.93
<b>TOTAL BALANCE DUE</b>	<b>\$93.93</b>



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Account # 1269675  
 Customer # 01554184

Balance Forward -244.00 CR  
 Current Transactions 337.93

<b>Total Balance Due</b>	<b>\$93.93</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

By	Round-Up Donations to Charity	
	Amount Enclosed	

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**TWO RIVERS EAST CDD**

Service Address: **36444 STEEPLE SPRINGS LANE RECLAIM 1-1/2 INCH**

Bill Number: 24167922

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1269565	01554184
Please use the 15-digit number below when making a payment through your bank	
126956501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607011	2/4/2026	420	3/6/2026	518	30	98

Usage History

Reclaimed

March 2026	98
February 2026	188
January 2026	0

Transactions

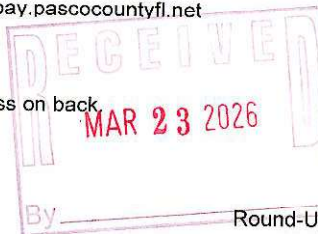
Previous Bill	189.88
Payment 03/10/26	-189.88 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	98 Thousand Gals X \$1.01 98.98
<b>Total Current Transactions</b>	98.98
<b>TOTAL BALANCE DUE</b>	<b>\$98.98</b>



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Account # 1269565  
 Customer # 01554184

Balance Forward 0.00  
 Current Transactions 98.98

**Total Balance Due \$98.98**  
**Due Date 4/6/2026**

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

By \_\_\_\_\_ Round-Up Donations to Charity \_\_\_\_\_  
 Amount Enclosed \_\_\_\_\_

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**TWO RIVERS EAST CDD**

Service Address: **1972 LODGE GRASS BOULEVARD RECLAIM 1.5 #2**

Bill Number: 24167298

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1247985	01554184
Please use the 15-digit number below when making a payment through your bank	
124798501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607010	2/4/2026	0	3/6/2026	67	30	67

Usage History

	Reclaimed
March 2026	67
February 2026	0
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
July 2025	0
June 2025	0
June 2025	0

Transactions

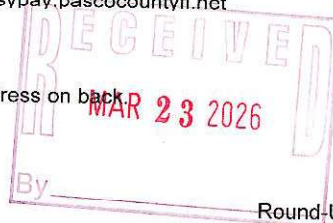
Current Transactions	
Reclaimed	
Reclaimed	67 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	<b>67.67</b>
<b>TOTAL BALANCE DUE</b>	<b>\$67.67</b>



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Account # 1247985  
 Customer # 01554184

Balance Forward 0.00  
 Current Transactions 67.67

<b>Total Balance Due</b>	<b>\$67.67</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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**TWO RIVERS EAST CDD**

Service Address: **2420 LODGE GRASS BOULEVARD RECLAIM 2 INCH**

Bill Number: 24167296  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1247975	01554184
Please use the 15-digit number below when making a payment through your bank	
124797501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	2/4/2026	3044	3/6/2026	3756	30	712

Usage History

	Reclaimed
March 2026	712
February 2026	506
January 2026	516
December 2025	386
November 2025	183
October 2025	445
September 2025	965
August 2025	33
July 2025	10
June 2025	0

Transactions

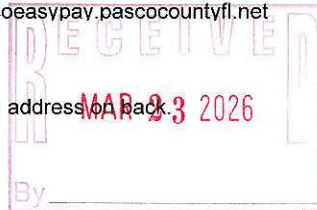
Previous Bill	511.06
Payment 03/10/26	-511.06 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	712 Thousand Gals X \$1.01 719.12
<b>Total Current Transactions</b>	719.12
<b>TOTAL BALANCE DUE</b>	<b>\$719.12</b>



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Account # 1247975  
 Customer # 01554184

Balance Forward 0.00  
 Current Transactions 719.12

<b>Total Balance Due</b>	<b>\$719.12</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

Service Address: **1745 LODGE GRASS BOULEVARD AMENITY CENTER**

Bill Number: 24168317

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1285610	01554184
Please use the 15-digit number below when making a payment through your bank	
128561001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220823069	2/4/2026	405	3/6/2026	410	30	5
Irrig Potable	232051614	2/4/2026	14	3/6/2026	20	30	6
		2/4/2026		3/6/2026	1	30	1

	Usage History		
	Water	Reclaimed	
March 2026	5	1	6
February 2026	65	0	0

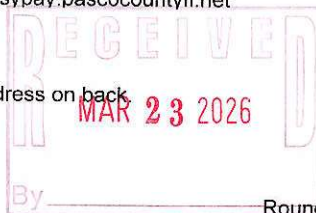
Transactions		
Previous Bill		2,164.39
<b>Past Due</b>		<b>2,164.39</b>
Current Transactions		
Water		
Water Base Charge		63.99
Water Tier 1	5.0 Thousand Gals X \$2.18	10.90
Sewer		
Sewer Base Charge		163.47
Sewer Charges	5.0 Thousand Gals X \$7.20	36.00
Reclaimed		
Reclaimed	1 Thousand Gals X \$1.01	1.01
Irrigation		
Water Base Charge		63.99
Water Tier 1	6.0 Thousand Gals X \$3.47	20.82
Adjustments		
Late Payment Charge		216.44
<b>Total Current Transactions</b>		<b>576.62</b>
<b>TOTAL BALANCE DUE</b>		<b>\$2,741.01</b>

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

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Account #	1285610
Customer #	01554184
Past Due	2,164.39
Current Transactions	576.62
<b>Total Balance Due</b>	<b>\$2,741.01</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

By _____	Round-Up Donations to Charity	
Amount Enclosed		

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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS & FLORA RIDGE RECLAIM 2 INCH #2 OF 2**

Bill Number: 24167926  
 Billing Date: 3/18/2026  
 Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1269695	01554184
Please use the 15-digit number below when making a payment through your bank	
126969501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579111	2/4/2026	558	3/6/2026	814	30	256

Usage History

Month	Reclaimed
March 2026	256
February 2026	191
January 2026	323
December 2025	44

Transactions

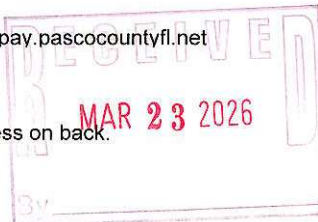
Previous Bill	192.91
Payment 03/10/26	-192.91 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	256 Thousand Gals X \$1.01 258.56
<b>Total Current Transactions</b>	258.56
<b>TOTAL BALANCE DUE</b>	<b>\$258.56</b>



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Account #	1269695
Customer #	01554184
Balance Forward	0.00
Current Transactions	258.56

**Total Balance Due \$258.56**  
**Due Date 4/6/2026**

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD

Service Address: **1178 BROWARD DR RECLAIM #3 OF 3**

Bill Number: 24167924

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1269685	01554184
Please use the 15-digit number below when making a payment through your bank	
126968501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609337	2/4/2026	53	3/6/2026	174	30	121

Usage History

Month	Reclaimed
March 2026	121
February 2026	53
December 2025	0
December 2025	0

Transactions

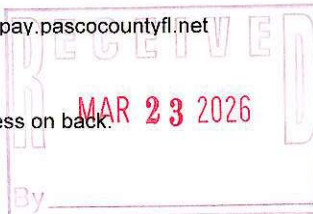
Previous Bill	53.53
Payment 03/10/26	-53.53 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	121 Thousand Gals X \$1.01 122.21
<b>Total Current Transactions</b>	122.21
<b>TOTAL BALANCE DUE</b>	<b>\$122.21</b>



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Account #	1269685
Customer #	01554184
Balance Forward	0.00
Current Transactions	122.21

**Total Balance Due \$122.21**  
**Due Date 4/6/2026**

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

Round-Up Donations to Charity	-
Amount Enclosed	-

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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS BOULEVARD RECLAIM 1.5 #1**

Bill Number: 24167297

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1247980	01554184
Please use the 15-digit number below when making a payment through your bank	
124798001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	2/4/2026	1814	3/6/2026	2232	30	418

Usage History

Month	Reclaimed
March 2026	418
February 2026	111
January 2026	209
December 2025	208
November 2025	257
October 2025	407
September 2025	119

Transactions

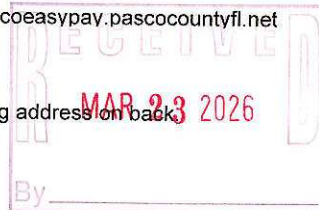
Previous Bill	112.11
Payment 03/10/26	-112.11 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	418 Thousand Gals X \$1.01 422.18
<b>Total Current Transactions</b>	422.18
<b>TOTAL BALANCE DUE</b>	<b>\$422.18</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

Check this box if entering change of mailing address on back



Account #	1247980
Customer #	01554184
Balance Forward	0.00
Current Transactions	422.18
<b>Total Balance Due</b>	<b>\$422.18</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
 CARE OF INFRFAMARK  
 2005 PAN AM SUITE 300 CIRCLE  
 TAMPA FL 33607-6008

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

88 015541846124798092416729740000422181



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

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

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



4295 1 1  
 14-92800

TWO RIVERS EAST CDD

Service Address: **1766 LODGE GRASS BOULEVARD 2 INCH RECLAIM**

Bill Number: 24167188

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1246260	01554184
Please use the 15-digit number below when making a payment through your bank	
124626001554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579109	2/4/2026	2084	3/6/2026	2480	30	396

Usage History

	Reclaimed
March 2026	396
February 2026	337
January 2026	592
December 2025	1095

Transactions

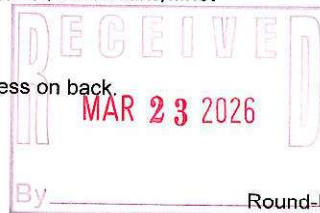
Previous Bill	340.37
Payment 03/10/26	-340.37 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	396 Thousand Gals X \$1.01 399.96
<b>Total Current Transactions</b>	399.96
<b>TOTAL BALANCE DUE</b>	<b>\$399.96</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pasco county fl.net](http://pascoeasy pay.pasco county fl.net)

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



Account # 1246260  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 399.96

**Total Balance Due \$399.96**  
**Due Date 4/6/2026**

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

By \_\_\_\_\_ Round-Up Donations to Charity  
 Amount Enclosed \_\_\_\_\_

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
 CARE OF INFRFAMARK  
 2005 PAN AM SUITE 300 CIRCLE  
 TAMPA FL 33607-6008

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



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

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

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



4292 1 1  
 14-92800

TWO RIVERS EAST CDD

Service Address: **36709 COOLRIDGE PLACE RECLAIM METER #3**

Bill Number: 24167185

Billing Date: 3/18/2026

Billing Period: 2/4/2026 to 3/6/2026

Account #	Customer #
1246155	01554184
Please use the 15-digit number below when making a payment through your bank	
124615501554184	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	2/4/2026	341	3/6/2026	356	30	15

Usage History

	Reclaimed
March 2026	15
February 2026	22
January 2026	20
December 2025	14
November 2025	18
October 2025	23
September 2025	13
August 2025	2

Transactions

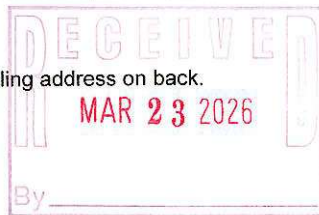
Previous Bill	22.22
Payment 03/10/26	-22.22 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
<b>Total Current Transactions</b>	<b>15.15</b>
<b>TOTAL BALANCE DUE</b>	<b>\$15.15</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.pascocountyfl.net)

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



Account # 1246155  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 15.15

<b>Total Balance Due</b>	<b>\$15.15</b>
<b>Due Date</b>	<b>4/6/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
 CARE OF INFRFAMARK  
 2005 PAN AM SUITE 300 CIRCLE  
 TAMPA FL 33607-6008

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

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

Bill Date **03/11/2026**  
 Amount Due **2,664.64**  
 Current Charges Due **04/07/2026**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information

Average kWh  
 Period Days Per Day

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



2 0 1 7 9 8 9 0

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Previous Balance 2,664.64  
 Payment 2,664.64CR  
 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

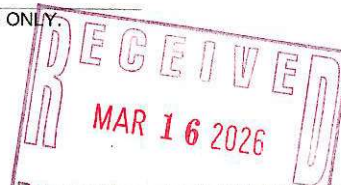
Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

Use above space for address change ONLY.

District: OP08



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

Current Charges Due Date	04/07/2026
<b>TOTAL CHARGES DUE</b>	<b>2,664.64</b>
Total Charges Due After Due Date	2,704.61

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



Account Number **2383295** Cycle **08**  
 Meter Number 366548578  
 Customer Number 20179890  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **03/11/2026**  
 Amount Due **50.18**  
 Current Charges Due **04/07/2026**

District Office Serving You  
One Pasco Center

Service Address 2419 BENDER DR  
 Service Description LANDSCAPE LIGHTS & IRRIGATION  
 Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/09	122	03/09	182				60

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	2
Feb 2026	31	2
Dec 2025	0	0

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



2 0 1 7 9 8 9 0

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Previous Balance 51.22  
 Payment 51.22CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 60 KWH @ 0.06090 3.65  
 Fuel Adjustment 60 KWH @ 0.04200 2.52  
 FL Gross Receipts Tax 1.16  
 State Tax 3.23  
 Pasco County Tax 0.46

Total Current Charges 50.18  
 Total Due Please Pay 50.18

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

See Reverse Side For Mailing Instructions

Bill Date: 03/11/2026

Use above space for address change ONLY.

District: OP08

2383295 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	04/07/2026
<b>TOTAL CHARGES DUE</b>	<b>50.18</b>
Total Charges Due After Due Date	55.18

Account Number **2383279** Cycle **08**  
 Meter Number **74668709**  
 Customer Number **20179890**  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **03/11/2026**  
 Amount Due **44.39**  
 Current Charges Due **04/07/2026**

District Office Serving You  
One Pasco Center

Service Address **2293 STRATTEN DR**  
 Service Description **LANDSCAPE LIGHTS & IRRIGATION**  
 Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/12		03/09	9				9

Previous Balance **0.00**  
 Payment **365.00CR**  
 Balance Forward **365.00CR**

Connect Perm **65.00**  
 Customer Charge **39.16**  
 Energy Charge 9 KWH @ 0.06090 **0.55**  
 Fuel Adjustment 9 KWH @ 0.04200 **0.38**  
 FL Gross Receipts Tax **1.03**  
 State Tax **2.86**  
 Pasco County Tax **0.41**  
 Deposit Applied **300.00**

Total Current Charges **409.39**  
 Total Due **44.39** Please Pay

Comparative Usage Information

Period	Days	Per Day
Mar 2026	25	0

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



2 0 1 7 9 8 9 0

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

See Reverse Side For Mailing Instructions

Bill Date: **03/11/2026**

Use above space for address change ONLY.

District: OP08

2383279 **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	<b>04/07/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>44.39</b>
Total Charges Due After Due Date	<b>49.39</b>

Account Number **2383281** Cycle **08**  
 Meter Number 366015035  
 Customer Number 20179890  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **03/11/2026**  
 Amount Due **61.58**  
 Current Charges Due **04/07/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 36538 FLORA RIDGE WAY  
 Service Description LANDSCAPE LIGHTS & IRRIGATION  
 Service Classification General Service Non-Demand

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/09	386	03/09	546				160

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	6
Feb 2026	31	12
Jan 2026	22	1

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



**Previous Balance** 84.60  
**Payment** 84.60CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 160 KWH @ 0.06090 9.74  
**Fuel Adjustment** 160 KWH @ 0.04200 6.72  
**FL Gross Receipts Tax** 1.43  
**State Tax** 3.96  
**Pasco County Tax** 0.57

**Total Current Charges** 61.58  
**Total Due** Please Pay 61.58

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

See Reverse Side For Mailing Instructions

**Bill Date: 03/11/2026**

Use above space for address change ONLY.

District: OP08

2383281 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	04/07/2026
<b>TOTAL CHARGES DUE</b>	<b>61.58</b>
Total Charges Due After Due Date	66.58

Account Number **2383285** Cycle **08**  
 Meter Number **366548404**  
 Customer Number **20179890**  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **03/11/2026**  
 Amount Due **60.79**  
 Current Charges Due **04/07/2026**

District Office Serving You  
One Pasco Center

Service Address **36427 STEEPLE SPRINGS LN**  
 Service Description **LANDSCAPE LIGHTS & IRRIGATION**  
 Service Classification **General Service Non-Demand**

See Reverse Side For More Information

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
02/09	345	03/09	498				153		

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Mar 2026	28	5
Feb 2026	31	6
Dec 2025	0	0

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



2 0 1 7 9 8 9 0

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Previous Balance		63.64
Payment		63.64CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 153 KWH @ 0.06090		9.32
Fuel Adjustment 153 KWH @ 0.04200		6.43
FL Gross Receipts Tax		1.41
State Tax		3.91
Pasco County Tax		0.56
Total Current Charges		60.79
Total Due	Please Pay	60.79



Current Charges Due Date	04/07/2026
<b>TOTAL CHARGES DUE</b>	<b>60.79</b>
Total Charges Due After Due Date	65.79

Account Number **2383287** Cycle 08  
 Meter Number 366548435  
 Customer Number 20179890  
 Customer Name TWO RIVERS EAST CDD

Bill Date **03/11/2026**  
 Amount Due **59.20**  
 Current Charges Due **04/07/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 2469 BENDER DR  
 Service Description LANDSCAPE LIGHTS & IRRIGATION  
 Service Classification General Service Non-Demand

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/09	287	03/09	426				139

Comparative Usage Information

Period	Days	Per Day
Mar 2026	28	5
Feb 2026	31	5
Dec 2025	0	0

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



2 0 1 7 9 8 9 0

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Previous Balance 61.81  
 Payment 61.81CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 139 KWH @ 0.06090 8.47  
 Fuel Adjustment 139 KWH @ 0.04200 5.84  
 FL Gross Receipts Tax 1.37  
 State Tax 3.81  
 Pasco County Tax 0.55

Total Current Charges 59.20  
 Total Due Please Pay 59.20

Current Charges Due Date	04/07/2026
<b>TOTAL CHARGES DUE</b>	<b>59.20</b>
Total Charges Due After Due Date	64.20

Account Number **2363804** Cycle **08**  
 Meter Number 368840840  
 Customer Number 20205719  
 Customer Name EISENHOWER PROPERTY GROUP LLC

Bill Date **03/11/2026**  
 Amount Due **128.06**  
 Current Charges Due **04/07/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 36450 ARROWVIEW LN  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
02/09	123	03/09	319				196	

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Mar 2026	28	7
Feb 2026	45	3
Jan 2026	0	0

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

Previous Balance 57.37  
 Payment 0.00  
 Balance Forward 57.37

\*\*\* See Notice Below \*\*\*

Late Charge 5.00  
 Customer Charge 39.16  
 Energy Charge 196 KWH @ 0.06090 11.94  
 Fuel Adjustment 196 KWH @ 0.04200 8.23  
 FL Gross Receipts Tax 1.52  
 State Tax 4.23  
 Pasco County Tax 0.61

Total Current Charges 70.69  
 Total Due **Please Pay 128.06**

**TWO RIVERS EAST**

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2 0 2 0 5 7 1 9

\*\*\* IMMEDIATE ATTENTION REQUIRED \*\*\*

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 03/20/2026.



Current Charges Due Date	04/07/2026
<b>TOTAL CHARGES DUE</b>	<b>128.06</b>
Total Charges Due After Due Date	133.06

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: March 17, 2026

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

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

Approved for payment:

*Jayna Cooper*

\_\_\_\_\_  
District Manager Signature

3-17-26

\_\_\_\_\_  
Date

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

REVISED 3/17/2026 12:25

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: March 17, 2026

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

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

Approved for payment:

*Jayna Cooper*

\_\_\_\_\_  
District Manager Signature

3-17-26

\_\_\_\_\_  
Date

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

REVISED 3/17/2026 12:25

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: March 17, 2026

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

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

Approved for payment:

*Jayna Cooper*

\_\_\_\_\_  
District Manager Signature

3-17-26

\_\_\_\_\_  
Date

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

REVISED 3/17/2026 12:25

**INVOICE**



**Mike Wells**  
Property Appraiser  
Proudly Serving Pasco County, Florida

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

Date Issued: 3/9/2026  
Invoice Number: 26038  
Due Date: 4/9/2026

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

DESCRIPTION	AMOUNT
Two Rivers East Annual renewal fee	\$150.00
<b>TOTAL</b>	<b>\$150.00</b>

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: March 17, 2026

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

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

Approved for payment:

*Jayna Cooper*

\_\_\_\_\_  
District Manager Signature

3-17-26

\_\_\_\_\_  
Date

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

REVISED 3/17/2026 12:25

**Bill To**

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

<b>Total Due:</b>	\$3,125.00
<b>Due Date:</b>	3/31/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	3/31/2026		11/14/2025	11/13/2026

Item	Amount
<b>SchoolNow CMS</b> Full-featured websites and intranet with unlimited storage and users	\$60.00
<b>SchoolNow ADA</b> Monthly reporting, error correction and training resources	\$938.00
<b>SchoolNow Implementation</b> One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
<b>SchoolNow Server Fee</b> Annual server fee for website hosting	\$615.00

<b>Subtotal</b>	\$3,125.00
<b>Tax Total</b>	\$0.00
<b>Total</b>	\$3,125.00
<b>Amount Paid</b>	\$0.00
<b>Amount Due</b>	\$3,125.00

**For Payment by EFT:**

**Remittance Contact:** ar@schoolstatus.com  
**Bank Name:** Stifel Bank  
**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105  
**Routing #:** 081018998  
**Account #:** 16763806  
**SWIFT:** STLFUS44XXX  
**Please include the invoice number in the description if possible.**

**For Payment by Check:**

SchoolStatus, LLC  
 P.O. Box 771470  
 St. Louis, MO 63177-9816  
 United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Two Rivers East

Board Meeting Date: March 17, 2026

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

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

Approved for payment:

Jayna Cooper

District Manager Signature

3-17-26

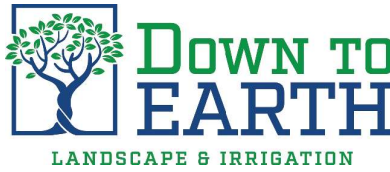
Date

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

REVISED 3/17/2026 12:25

**Down to Earth Landscape & Irrigation**

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



**Invoice: #167807**

**February 2026**

**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 (2026) Estimate # 134878	2/18/2026	4/4/2026	Net 45	

**Invoice Details**

<u>Description of Services &amp; Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$3,742.30
Additional Services - Start 2/18/26				\$3,742.30

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

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

Subtotal	\$3,742.30
Sales Tax	\$0.00
<b>Total</b>	<b>\$3,742.30</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$3,742.30</b>

**Jayman Enterprises, LLC**

1020 HILL FLOWER DR  
 Brooksville, FL 34604

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

Date	Invoice #
3/11/2026	4471

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
3	Purchase and Install Community Bulletin Board to be Installed on the side of stand alone Mail kiosks within the development.  Property Location Ackley, Archer and Creekwood  Price includes all labor and materials	400.00	1,200.00
All work is complete!		Total	\$1,200.00

**TWO RIVERS EAST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 3/11/2026

**Payable To** Two Rivers East CDD

**Check Amount** \$14,759.74  
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

# 2026

# TWO RIVERS EAST CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year 2026, Tax Year 2025

Dollar Amounts	Fiscal Year Percentages	
\$ 871,321.39	40.13%	0.401300
\$ 1,300,036.92	59.87%	0.598700
2,171,358.31	100.00%	100.00%

Net O&M	88.73%
Net DS 2023	
Net Total	

200

Date Received	Amount Received	40.13%		59.87%		Proof	Date Transferred / Distribution ID	CDD Check #	Notes
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue	Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue				
11/15/2025	23,906.02	9,592.99	14,313.03	-	-	-	TREAST 11152025 11/24/2025	1295	
11/25/2025	30,424.64	12,208.78	18,215.86	-	-	-	TREAST 11252025 12/05/2025	1303	
12/4/2025	1,216,993.99	488,354.64	728,639.35	-	-	-	TREAST 12042025 12/05/2025	1303	
12/11/2025	369,439.52	148,248.47	221,191.05	-	-	-	TREAST 12112025 12/15/2025	1305	
12/11/2025	54.00	21.67	32.33	-	-	-	TREAST 12112025 01/08/2026	1323	
12/17/2025	27,793.77	11,153.07	16,640.70	-	-	-	TREAST 12172025 12/18/2025	1315	
1/8/2026	34,584.99	13,878.24	20,706.75	-	-	-	TREAST 01082026 01/09/2026	1324	
1/8/2026	1,540.31	618.09	922.22	-	-	-	TREAST 01082026 INT 01/09/2026	1324	Interest
2/10/2026	198,850.21	79,794.50	119,055.71	-	-	-	TREAST 02102026 02/10/2026	1337	
3/11/2026	24,652.13	9,892.39	14,759.74	-	-	-	TREAST 03112026 03/11/2026		
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
<b>TOTAL</b>	<b>1,928,239.58</b>	<b>773,762.85</b>	<b>1,154,476.73</b>						
<b>Net Total on Roll</b>	2,171,358.31	\$ 871,321.39	\$ 1,300,036.92						
<b>Collection Surplus / (Deficit)</b>	(244,659.04)	(98,176.64)	(146,482.40)						

*Two Rivers East  
Community  
Development  
District*

*Financial Report*

*March 31, 2026*

**CLEAR PARTNERSHIPS**



**TWO RIVERS EAST**  
**Balance Sheet**  
As of March 31, 2026  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND		DEBT SERVICE FUND		CAPITAL PROJECTS FUND		GENERAL FIXED ASSETS FUND		GENERAL LONG-TERM DEBT FUND		TOTAL	
<b>ASSETS</b>												
Cash - Operating Account	\$	459,083	\$	-	\$	-	\$	-	\$	-	459,083	
Accounts Receivable - Off-Roll		341,994		510,175		-		-		-	852,169	
Investments:												
Acq. & Const. (Offsite Project)		-		-		160		-		-	160	
Acquisition & Construction Account		-		-		970		-		-	970	
Reserve Fund		-		1,850,247		-		-		-	1,850,247	
Revenue Fund		-		1,506,782		-		-		-	1,506,782	
Deposits - Electric		306,191		-		-		-		-	306,191	
Deposits - Water		4,247		-		-		-		-	4,247	
Utility Deposits		8,671		-		-		-		-	8,671	
Fixed Assets												
Construction Work In Process		-		-		-		23,933,645		-	23,933,645	
Amount Avail In Debt Services		-		-		-		-		3,867,203	3,867,203	
Amount To Be Provided		-		-		-		-		21,667,797	21,667,797	
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>1,120,186</b>	<b>\$</b>	<b>3,867,204</b>	<b>\$</b>	<b>1,130</b>	<b>\$</b>	<b>23,933,645</b>	<b>\$</b>	<b>25,535,000</b>	<b>\$</b>	<b>54,457,165</b>
<b>LIABILITIES</b>												
Accounts Payable	\$	-	\$	-	\$	-	\$	-	\$	-	-	
Due To Developer		302,848		-		-		-		-	302,848	
Bonds Payable - Series 2023		-		-		-		-		25,535,000	25,535,000	
<b>TOTAL LIABILITIES</b>		<b>302,848</b>		<b>-</b>		<b>-</b>		<b>-</b>		<b>25,535,000</b>	<b>25,837,848</b>	

**TWO RIVERS EAST**  
**Balance Sheet**  
As of March 31, 2026  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND		DEBT SERVICE FUND		CAPITAL PROJECTS FUND		GENERAL FIXED ASSETS FUND		GENERAL LONG-TERM DEBT FUND		TOTAL
<b>FUND BALANCES</b>											
Restricted for:											
Debt Service	-		3,867,204		-		-		-		3,867,204
Capital Projects	-		-		1,130		-		-		1,130
Unassigned:	817,338		-		-		23,933,645		-		24,750,983
<b>TOTAL FUND BALANCES</b>	<b>817,338</b>		<b>3,867,204</b>		<b>1,130</b>		<b>23,933,645</b>		<b>-</b>		<b>28,619,317</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,120,186</b>		<b>\$ 3,867,204</b>		<b>\$ 1,130</b>		<b>\$ 23,933,645</b>		<b>\$ 25,535,000</b>		<b>\$ 54,457,165</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,189	\$ 3,189	0.00%
Special Assmnts- Tax Collector	-	773,763	773,763	0.00%
Special Assmnts- CDD Collected	-	344,087	344,087	0.00%
Developer Estimated Contribution	1,240,326	-	(1,240,326)	0.00%
Other Miscellaneous Revenues	-	418	418	0.00%
<b>TOTAL REVENUES</b>	<b>1,240,326</b>	<b>1,121,457</b>	<b>(118,869)</b>	<b>90.42%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	6,000	6,000	50.00%
Construction Accounting	6,000	1,750	4,250	29.17%
ProfServ - Dissemination Agent/Reporting	5,000	4,000	1,000	80.00%
ProfServ - Field Management	12,000	6,000	6,000	50.00%
ProfServ - Info Technology	600	300	300	50.00%
ProfServ - Recording Secretary	2,400	1,200	1,200	50.00%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	13,796	16,204	45.99%
District Engineer	12,500	1,313	11,187	10.50%
ProfServ - Administration	4,500	1,875	2,625	41.67%
ProfServ - District Management	25,000	12,500	12,500	50.00%
ProfServ - Accounting Services	9,000	5,750	3,250	63.89%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Postage, Phone, Faxes, Copies	500	48	452	9.60%
ProfServ - Rental and Leases	600	431	169	71.83%
General Liability	3,718	3,532	186	95.00%
Public Officials Insurance	2,633	2,480	153	94.19%
Property & Casualty Insurance	10,000	-	10,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	2,109	(1,109)	210.90%
Bank Fees	100	1,633	(1,533)	1633.00%
ProfServ - Financial/Revenue Collections	5,000	2,500	2,500	50.00%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	975	225	81.25%
Dues, Licenses & Fees	175	325	(150)	185.71%
<b>Total Administration</b>	<b>161,526</b>	<b>74,479</b>	<b>87,047</b>	<b>46.11%</b>
<b><u>Utility Services</u></b>				
Electric Utility Services	85,000	1,661	83,339	1.95%
Street Lights	190,000	16,071	173,929	8.46%
Water/Waste	2,400	20,881	(18,481)	870.04%

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Internet	900	-	900	0.00%
<b>Total Utility Services</b>	<b>278,300</b>	<b>38,613</b>	<b>239,687</b>	<b>13.87%</b>
<b><u>Other Physical Environment</u></b>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	212,672	317,328	40.13%
Aquatics - Contract	28,500	13,086	15,414	45.92%
Debris Cleanup	9,000	-	9,000	0.00%
Landscape - Irrigation R&M	20,000	1,368	18,632	6.84%
Landscaping - Annuals	12,500	-	12,500	0.00%
Landscaping - Mulch	35,000	-	35,000	0.00%
Landscaping - Plant Replacement Program	30,000	-	30,000	0.00%
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Misc Contingency	20,000	400	19,600	2.00%
<b>Total Other Physical Environment</b>	<b>729,000</b>	<b>227,526</b>	<b>501,474</b>	<b>31.21%</b>
<b><u>Parks and Recreation</u></b>				
Janitorial - Contract	9,000	-	9,000	0.00%
Pool Maintenance - Contract	10,000	-	10,000	0.00%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	-	20,000	0.00%
Security Monitoring Services	3,000	-	3,000	0.00%
Amenity R&M	2,500	1,200	1,300	48.00%
Entrance Monuments & Walls R&M	10,000	-	10,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	1,000	571	429	57.10%
Pool Treatments & Other R&M	1,500	-	1,500	0.00%
Access Control R&M	2,500	-	2,500	0.00%
Key Card Distribution	1,200	-	1,200	0.00%
Special Events	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,200	-	1,200	0.00%
Amenity Furniture R&M	2,000	-	2,000	0.00%
<b>Total Parks and Recreation</b>	<b>71,500</b>	<b>1,771</b>	<b>69,729</b>	<b>2.48%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,240,326</b>	<b>342,389</b>	<b>897,937</b>	<b>27.60%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	779,068	779,068	0.00%

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	200	200	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>200</b>	<b>200</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 779,268</u>	<u>\$ 779,268</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>38,070</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 817,338</u></b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 52,482	\$ 52,482	0.00%
Special Assmnts- Tax Collector	-	1,154,477	1,154,477	0.00%
Special Assmnts- CDD Collected	1,847,375	614,895	(1,232,480)	33.28%
<b>TOTAL REVENUES</b>	<b>1,847,375</b>	<b>1,821,854</b>	<b>(25,521)</b>	<b>98.62%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	733,441	723,934	50.33%
<b>Total Debt Service</b>	<b>1,847,375</b>	<b>733,441</b>	<b>1,113,934</b>	<b>39.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,847,375</b>	<b>733,441</b>	<b>1,113,934</b>	<b>39.70%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	1,088,413	1,088,413	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(200)	(200)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(200)</b>	<b>(200)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,088,213</u>	<u>\$ 1,088,213</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,778,991</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 3,867,204</b></u>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026  
Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20	\$ 20	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>20</b>	<b>20</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	20	20	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,110</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,130</b>		

# Bank Account Statement

Two Rivers East CDD

Thursday, April 2, 2026

Page 1

HYI

**Bank Account No.** 9075

**Statement No.** 03-26

**Statement Date**

03/31/2026

<b>G/L Account No. 101001 Balance</b>	459,082.82	<b>Statement Balance</b>	463,532.85
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	459,082.82	<b>Subtotal</b>	463,532.85
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-4,450.03
<b>Ending G/L Balance</b>	459,082.82	<b>Ending Balance</b>	459,082.82

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
03/11/2026		JE000521	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	24,652.13	24,652.13	0.00
03/31/2026		JE000523	Interest - Investments	Interest 03/26	668.59	668.59	0.00
<b>Total Deposits</b>					25,320.72	25,320.72	0.00
<b>Checks</b>							
							0.00
02/19/2026	Payment	1342	NICHOLAS J. DISTER	Payment of Invoice 000601	-200.00	-200.00	0.00
02/19/2026	Payment	1344	RYAN MOTKO	Payment of Invoice 000600	-200.00	-200.00	0.00
02/26/2026	Payment	1348	STRALEY ROBIN VERICKER	Payment of Invoice 000608	-3,271.15	-3,271.15	0.00
02/26/2026	Payment	1349	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000603	-51.22	-51.22	0.00
02/26/2026	Payment	1350	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000604	-61.81	-61.81	0.00
02/26/2026	Payment	1351	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000605	-2,664.64	-2,664.64	0.00
02/26/2026	Payment	1352	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000606	-84.60	-84.60	0.00
02/26/2026	Payment	1353	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000607	-63.64	-63.64	0.00
03/04/2026	Payment	1354	PASCO COUNTY UTILITIES	Payment of Invoice 000610	-380.77	-380.77	0.00
03/04/2026	Payment	1355	PASCO COUNTY UTILITIES	Payment of Invoice 000611	-50.50	-50.50	0.00
03/04/2026	Payment	1356	PASCO COUNTY UTILITIES	Payment of Invoice 000612	-3.03	-3.03	0.00
03/04/2026	Payment	1357	PASCO COUNTY UTILITIES	Payment of Invoice 000613	-95.95	-95.95	0.00

# Bank Account Statement

Two Rivers East CDD

Thursday, April 2, 2026

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**Bank Account No.** 9075

**Statement No.** 03-26

**Statement Date**

03/31/2026

Date	Type	Check No.	Vendor	Description	Debit	Credit	Balance
03/04/2026	Payment	1358	PASCO COUNTY UTILITIES	Payment of Invoice 000614	-158.57	-158.57	0.00
03/04/2026	Payment	1359	PASCO COUNTY UTILITIES	Payment of Invoice 000615	-192.91	-192.91	0.00
03/04/2026	Payment	1360	PASCO COUNTY UTILITIES	Payment of Invoice 000616	-53.53	-53.53	0.00
03/04/2026	Payment	1361	PASCO COUNTY UTILITIES	Check for Vendor V00042	-1,395.70	-1,395.70	0.00
03/12/2026	Payment	1362	TWO RIVERS EAST BUSINESS	Check for Vendor V00027	-14,759.74	-14,759.74	0.00
03/13/2026	Payment	1363	OBSERVER, INC.	Check for Vendor V00036	-96.25	-96.25	0.00
03/13/2026	Payment	1364	DOWN TO EARTH	Check for Vendor V00040	-44,917.11	-44,917.11	0.00
03/13/2026	Payment	1365	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
03/13/2026	Payment	1366	PASCO COUNTY UTILITIES	Check for Vendor V00042	-2,164.39	-2,164.39	0.00
03/13/2026	Payment	1367	SITEX AQUATICS LLC	Check for Vendor V00049	-2,181.00	-2,181.00	0.00
03/13/2026	Payment	1368	STANTEC CONSULTING SERVICES	Check for Vendor V00019	-378.25	-378.25	0.00
03/18/2026	Payment	1369	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
03/18/2026	Payment	1370	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
03/18/2026	Payment	1371	JAYMAN ENTERPRISES LLC	Check for Vendor V00035	-1,200.00	-1,200.00	0.00
03/18/2026	Payment	1373	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00025	-150.00	-150.00	0.00
03/27/2026	Payment	1376	DOWN TO EARTH	Check for Vendor V00040	-192.04	-192.04	0.00
03/27/2026	Payment	1377	INFRAMARK LLC	Check for Vendor V00003	-3.95	-3.95	0.00
03/27/2026	Payment	1378	SCHOOLSTATUS PARENT INC	Check for Vendor V00053	-3,125.00	-3,125.00	0.00
03/27/2026	Payment	1379	STRALEY ROBIN VERICKER	Check for Vendor V00005	-3,206.50	-3,206.50	0.00
03/27/2026	Payment	1384	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-3,068.84	-3,068.84	0.00
03/23/2026		JE000522	Bank Fees	Service Charge 03/26	-265.40	-265.40	0.00
<b>Total Checks</b>					<b>-90,978.16</b>	<b>-90,978.16</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

### Outstanding Checks

03/18/2026	Payment	1372	NICHOLAS J. DISTER	Check for Vendor V00008			-200.00
03/18/2026	Payment	1374	RYAN MOTKO	Check for Vendor V00009			-200.00
03/18/2026	Payment	1375	THOMAS R. SPENCE	Check for Vendor V00011			-200.00
03/27/2026	Payment	1380	PASCO COUNTY UTILITIES	Check for Vendor V00042			-747.40
03/27/2026	Payment	1382	PASCO COUNTY UTILITIES	Check for Vendor V00042			-588.83
03/27/2026	Payment	1383	PASCO COUNTY UTILITIES	Check for Vendor V00042			-2,513.80

# Bank Account Statement

Two Rivers East CDD

Thursday, April 2, 2026

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**Bank Account No.** 9075

**Statement No.** 03-26

**Statement Date**

03/31/2026

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**Total Outstanding Checks**

-4,450.03

**Outstanding Deposits**

**Total Outstanding Deposits**

TWO RIVERS EAST

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
001	1354	03/04/26	PASCO COUNTY UTILITIES	23991855	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$380.77
001	1355	03/04/26	PASCO COUNTY UTILITIES	23991821	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$50.50
001	1356	03/04/26	PASCO COUNTY UTILITIES	23990144	WATER 01/12/25-02/04/26	Water/Waste	543021-53150	\$3.03
001	1357	03/04/26	PASCO COUNTY UTILITIES	23991134	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$95.95
001	1358	03/04/26	PASCO COUNTY UTILITIES	23991133	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$158.57
001	1359	03/04/26	PASCO COUNTY UTILITIES	23990145	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$192.91
001	1360	03/04/26	PASCO COUNTY UTILITIES	23990143	WATER 01/12/25-02/04/26	Water/Waste	543021-53150	\$53.53
001	1361	03/04/26	PASCO COUNTY UTILITIES	23990141	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$189.88
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989520	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$112.11
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989518	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$112.11
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989411	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$40.37
001	1361	03/04/26	PASCO COUNTY UTILITIES	23989409	WATER 01/06/25-02/04/26	Water/Waste	543021-53150	\$22.22
001	1361	03/04/26	PASCO COUNTY UTILITIES	23990140	WATER 01/07/25-02/04/26	Deposits - Water	156110-53150	\$150.00
001	1361	03/04/26	PASCO COUNTY UTILITIES	23990140	WATER 01/07/25-02/04/26	Water/Waste	543021-53150	\$64.00
001	1363	03/13/26	BUSINESS OBSERVER, INC.	26-00480P	MAR 26-LEGAL ADVERTISING	Legal Advertising	543021-53150	\$6.06
001	1364	03/13/26	DOWN TO EARTH	168680	MAR 26-LANDSCAPE CONTRACT	Landscaping	548002-51301	\$96.25
001	1364	03/13/26	DOWN TO EARTH	167807	FEB 26-LANDSCAPE CONTRACT	Landscaping Maintenance - Contract	534050-53908	\$41,174.81
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	Landscaping Maintenance - Contract	534050-53908	\$3,742.30
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Administration	531148-51301	\$375.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	Construction Accounting	531009-51301	\$250.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Dissemintation Agent/Reporting	531012-51301	\$416.67
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - District Management	531150-51301	\$2,083.33
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Field Management	531016-51301	\$1,000.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Financial/Revenue Collections	549150-51301	\$416.67
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Recording Secretary	531036-51301	\$200.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Rental and Leases	544023-51301	\$50.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Info Technology	531020-51301	\$50.00
001	1365	03/13/26	INFRAMARK LLC	173071	MAR 2026-DISTRICT INFRAMARK INVOICE	Website Admin Services	549936-51301	\$100.00
001	1366	03/13/26	PASCO COUNTY UTILITIES	23990535	WATER 02/02/25-02/04/26	Deposits - Water	156110-53150	\$1,438.00
001	1366	03/13/26	PASCO COUNTY UTILITIES	23990535	WATER 02/02/25-02/04/26	Water/Waste	543021-53150	\$64.00
001	1366	03/13/26	PASCO COUNTY UTILITIES	23990535	WATER 02/02/25-02/04/26	Water/Waste	543021-53150	\$661.39
001	1367	03/13/26	SITEX AQUATICS LLC	10824-B	MAR 2026-AQUATIC MAINTENANCE	Aquatics - Contract	534067-53908	\$2,181.00
001	1368	03/13/26	STANTEC CONSULTING SERVICES	25324B7	FEB 2026-ENGINEERING SERVICES	District Engineer	531147-51301	\$378.25
001	1369	03/18/26	ANGIE GRUINWALD	AG-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1370	03/18/26	CARLOS DE LA OSSA	CO-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1371	03/18/26	JAYMAN ENTERPRISES LLC	4471	INSTALL COMMUNITY BULLETIN BOARD	Amenity R&M	546176-51301	\$200.00
001	1372	03/18/26	NICHOLAS J. DISTER	ND-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1373	03/18/26	PASCO COUNTY PROPERTY APPRAISER	26038	MAR 26-PROPERTY APPRAISER ANNUAL RENEWAL FEE	Dues, Licenses & Fees	554020-51301	\$150.00
001	1374	03/18/26	RYAN MOTKO	RM-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1375	03/18/26	THOMAS R. SPENCE	TS-031726	BOARD 03/17/26	Supervisor Fees	511100-51301	\$200.00
001	1376	03/27/26	DOWN TO EARTH	170314	MAR 2026-PONDS MAINTENANCE	Landscaping Maintenance - Contract	534050-53908	\$192.04
001	1378	03/27/26	SCHOOLSTATUS PARENT INC	173962	FEB 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$3.95
001	1379	03/27/26	STRALEY ROBIN VERICKER	28026	FEB 2026-DISTRICT COUNSEL THRU 02/28/26	District Counsel	534397-51301	\$3,125.00
001	1380	03/27/26	PASCO COUNTY UTILITIES	24167821	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$3,206.50
001	1380	03/27/26	PASCO COUNTY UTILITIES	24169649	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$24.24
001	1380	03/27/26	PASCO COUNTY UTILITIES	24169648	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$146.47
001	1380	03/27/26	PASCO COUNTY UTILITIES	24169613	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$19.14
001	1380	03/27/26	PASCO COUNTY UTILITIES	24169618	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$36.39
001	1382	03/27/26	PASCO COUNTY UTILITIES	24168917	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$16.16
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167925	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$104.03
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167925	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$98.98
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167531	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$125.24
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167922	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$93.93
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167296	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$98.98
001	1382	03/27/26	PASCO COUNTY UTILITIES	24167296	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$67.67
001	1383	03/27/26	PASCO COUNTY UTILITIES	24168317	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$719.12
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167926	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$278.62
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167926	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$576.56
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167924	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$122.21
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167297	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$422.18
001	1383	03/27/26	PASCO COUNTY UTILITIES	24167188	WATER 02/04/25-03/06/26	Water/Waste	543021-53150	\$399.96
001	1383	03/27/26	PASCO COUNTY UTILITIES	031126-6579	ELECTRIC 02/09/25-03/09/26	Water/Waste	543021-53150	\$15.15
001	1384	03/27/26	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	031126-3295	ELECTRIC 02/09/25-03/09/26	Street Lights	543013-53150	\$2,664.64
001	1384	03/27/26	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	031126-3279	ELECTRIC 02/12/25-03/09/26	Electric Utility Services	543006-53150	\$50.18
001	1384	03/27/26	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	031126-3279	ELECTRIC 02/12/25-03/09/26	Electric Utility Services	543006-53150	\$44.39
001	1384	03/27/26	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	031126-3281	ELECTRIC 02/09/25-03/09/26	Electric Utility Services	543006-53150	\$61.59
001	1384	03/27/26	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	031126-3285	ELECTRIC 02/09/25-03/09/26	Electric Utility Services	543006-53150	\$60.79
001	1384	03/27/26	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	031126-3287	ELECTRIC 02/09/25-03/09/26	Electric Utility Services	543006-53150	\$59.20

GENERAL FUND - 001

**TWO RIVERS EAST**

**Payment Register by Fund**

For the Period from 03/01/2026 to 03/31/2026  
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
001	1384	03/27/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	031126-2363804	SERVICE ELECTRIC	Electric Utility Services	543006-53150	\$128,06
							<b>Fund Total</b>	<b>\$73,805.99</b>

**DEBT SERVICE FUND - 200**

200	1362	03/12/26	TWO RIVERS EAST	03112026-0311	SERIES 2023 FY26 DS	Cash in Transit	103200	\$14,759.74
							<b>Fund Total</b>	<b>\$14,759.74</b>

**Total Checks Paid** \$88,565.73

Prepared by and return to:  
Kathryn "KC" Hopkinson, Esq.  
Straley Robin Vericker  
1510 W. Cleveland St.  
Tampa, FL 33606  
Parcel ID: 28-26-21-0050-00500-0260

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### Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of April, 2026 (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 **D.R. HORTON, INC.**, a Delaware corporation registered to do business in the state of Florida (the "**Landowner**"), whose mailing address is 3501 Riga Boulevard, Suite 100, Tampa, Florida 33619.

#### WITNESSETH:

**THAT FOR AND IN CONSIDERATION** of the sum of Ten Dollars and Zero Cents (\$10.00), 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 **BLOCK 5, LOT 26, TWO RIVERS PARCEL E1 PHASE A** (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 97, Page(s) 74-84, 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. The physical address of the Property is 2145 Stratten Drive, Zephyrhills, FL 33541.
2. **District Easement.** The District has a 12.5' (CDD) Drainage & Access Easement (the "**Easement**") on the South-Easterly side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a privacy fence through the Easement (the "**Improvements**"), generally depicted in the Site Plan submitted to the District and attached hereto as **Exhibit A**. The Improvements may be installed.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify to the Landowner that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables prior to installation of the Improvements.
4. **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 general location shown on **Exhibit A**, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Easement area or the use of the Easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **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.
  
6. **Term and Termination.**
  - a. This Agreement shall remain in effect in perpetuity until terminated by either party in accordance with the terms of this Section 6.
  - b. If the Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed or the Improvements are otherwise required to be removed by the District or the Landowner, either party may terminate this Agreement with sixty (60) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
  - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
  - d. 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.
  - e. 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.
  
7. **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 Easement or to any District or Pasco County improvements or structures located within the Easement caused by the Improvements or Landowner; and (4) any claims for injury to any person or damages to any property caused by the Improvements.
  
8. **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.
  
9. **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.

10. **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.
11. **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.
12. **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.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **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.
15. **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.
16. **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.

*{Signature Pages to Follow}*

WITNESSES:

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

Brittney Ojeda  
Print Name: Brittney Ojeda  
Address: 2005 Pan Am Circle  
Tampa FL 33607

Carlos De La Ossa  
Name: Carlos De La Ossa  
Title: Chair of the Board of Supervisors

Rokimay Turkcan  
Print Name: Rokimay Turkcan  
Address: 2005 Pan Am Circle  
Tampa FL 33607

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April 2, 2026, 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.



[Signature]  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

WITNESSES:

D.R. HORTON, INC., a Delaware corporation

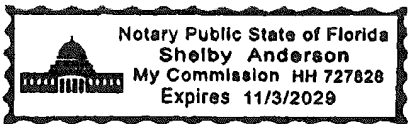
[Signature]  
Print Name: Ryan Zook  
Address: 3601 Ryan Blvd Tampa FL 33619

[Signature]  
Name: Anne Mize  
Title: VP-Tampa

[Signature]  
Print Name: Ethel Broadwater  
Address: 3601 Ryan Blvd Tampa FL 33619

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on April 02 2026, by Anne Mize as VP-Tampa of D.R. HORTON, INC., a Delaware corporation, who [] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.



[Signature]  
Notary Public Signature

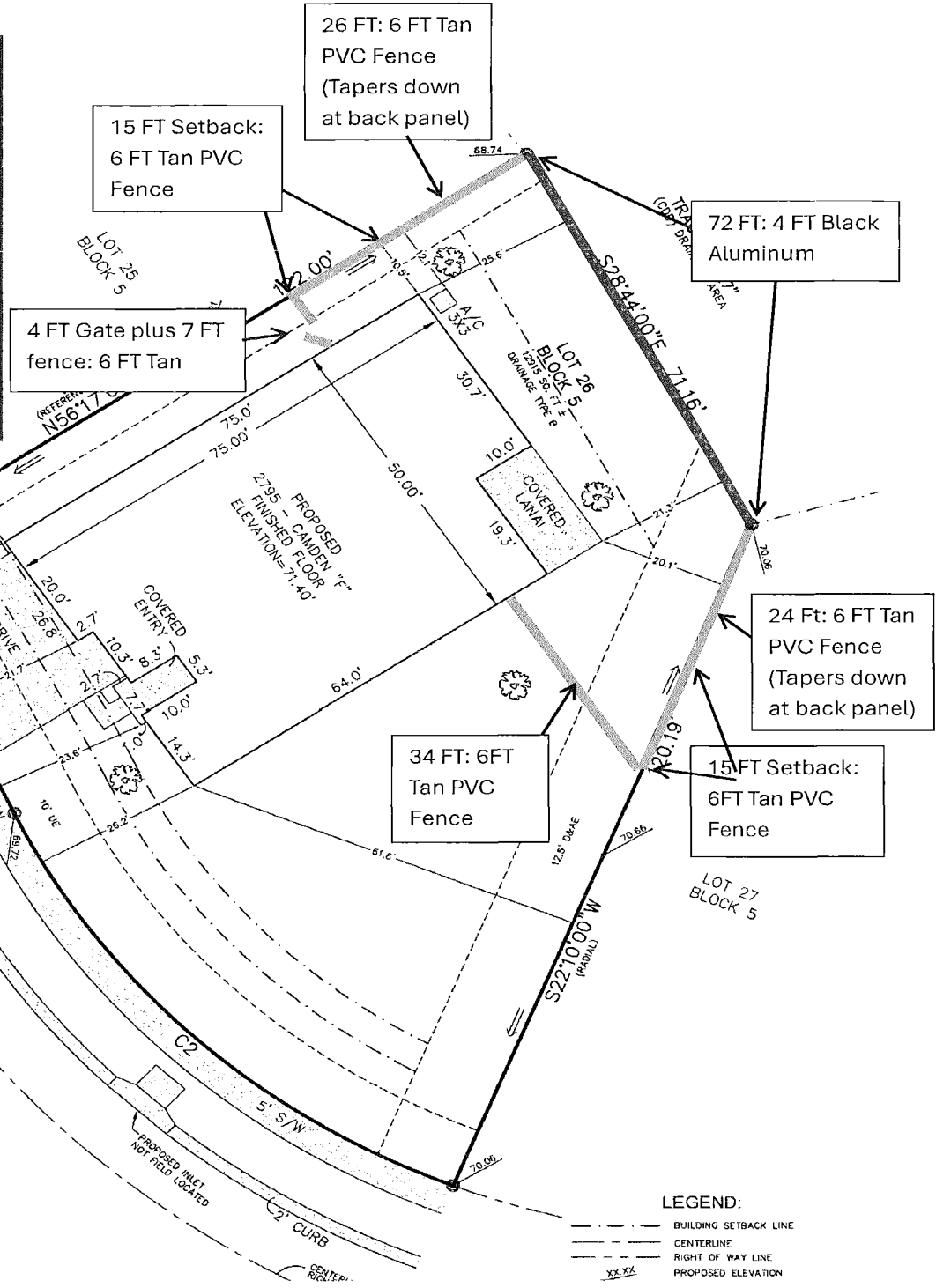
\_\_\_\_\_  
Notary Stamp

### EXHIBIT A

6 FT Tan PVC Fence:  
 34' + 15' + 24' + 26' + 15' + 7'  
 = 121 Linear FT of 6' TAN PVC Fence

72 Linear FT of 4' Black Aluminum Fence

Gate:  
 1 gate on garage side  
 (Blue = 6 FT Tan PVC Fence)



Area (SF)	Count
6,000	1
999	2
1,999	3
4,999	4
7,999	5
13,599	6

Prepared by and return to:  
Kathryn "KC" Hopkinson, Esq.  
Straley Robin Vericker  
1510 W. Cleveland St.  
Tampa, FL 33606  
Parcel ID: 28-26-21-0050-00500-0230

---

### Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of April, 2026 (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 **D.R. HORTON, INC.**, a Delaware corporation registered to do business in the state of Florida (the "**Landowner**"), whose mailing address is 3501 Riga Boulevard, Suite 100, Tampa, Florida 33619.

#### WITNESSETH:

**THAT FOR AND IN CONSIDERATION** of the sum of Ten Dollars and Zero Cents (\$10.00), 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 **BLOCK 5, LOT 23, TWO RIVERS PARCEL E1 PHASE A** (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 97, Page(s) 74-84, 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. The physical address of the Property is 2105 Stratten Drive, Zephyrhills, FL 33541.
2. **District Easement.** The District has a 12.5' (CDD) Drainage & Access Easement (the "**Easement**") on the South-Easterly side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a privacy fence through the Easement (the "**Improvements**"), generally depicted in the Site Plan submitted to the District and attached hereto as **Exhibit A**. The Improvements may be installed.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify to the Landowner that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables prior to installation of the Improvements.
4. **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 general location shown on **Exhibit A**, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Easement area or the use of the Easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **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.
6. **Term and Termination.**
  - a. This Agreement shall remain in effect in perpetuity until terminated by either party in accordance with the terms of this Section 6.
  - b. If the Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed or the Improvements are otherwise required to be removed by the District or the Landowner, either party may terminate this Agreement with sixty (60) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
  - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
  - d. 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.
  - e. 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.
7. **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 Easement or to any District or Pasco County improvements or structures located within the Easement caused by the Improvements or Landowner; and (4) any claims for injury to any person or damages to any property caused by the Improvements.
8. **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.
9. **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.

10. **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.
11. **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.
12. **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.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **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.
15. **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.
16. **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.

*{Signature Pages to Follow}*

**WITNESSES:**

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT**

Brittany Caspio  
Print Name: Brittany Caspio  
Address: 2005 Pan Am Circle  
Tampa FL 33607

[Signature]  
Name: Carlos De La Ossa  
Title: Chair of the Board of Supervisors

Rallene Tub  
Print Name: Rallene Tub  
Address: 2005 Pan Am Circle  
Tampa FL 33607

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April 2, 2026, 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.



[Signature]  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

WITNESSES:

D.R. HORTON, INC., a Delaware corporation

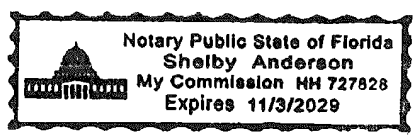
[Signature]  
Print Name: Ryan Zook  
Address: 3601 Ryan Blvd Tampa fl 33615

[Signature]  
Name: Anne Mize  
Title: VP-Tampa

[Signature]  
Print Name: Steven Broadwater  
Address: 3601 Ryan Blvd Tampa fl 33615

STATE OF Florida  
COUNTY OF Hillsborough

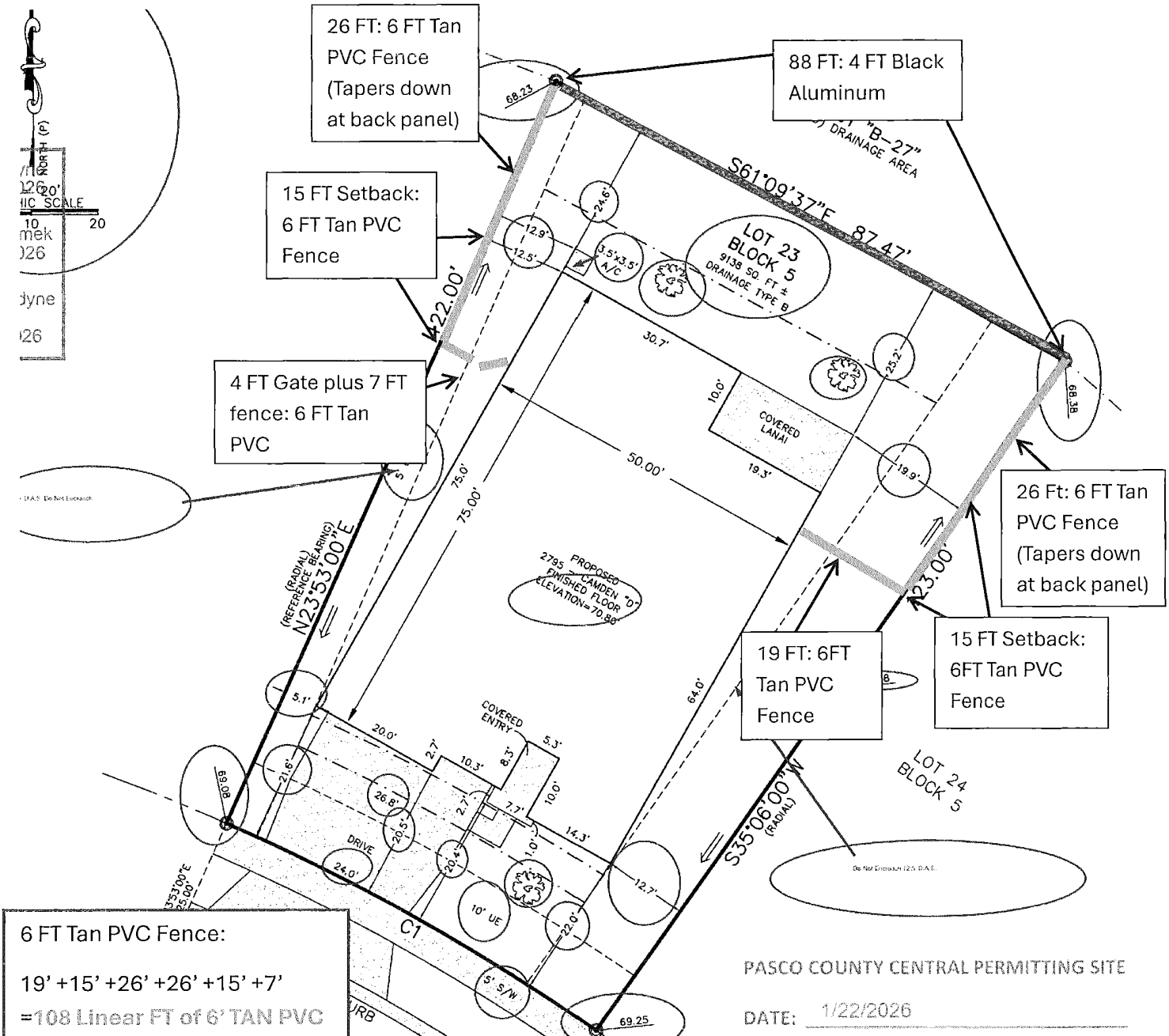
The foregoing instrument was acknowledged before me by means of physical presence on April 02, 2026, by Anne Mize as VP-Tampa of D.R. HORTON, INC., a Delaware corporation, who [] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.



[Signature]  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

EXHIBIT A



6 FT Tan PVC Fence:  
 $19' + 15' + 26' + 26' + 15' + 7'$   
 = 108 Linear FT of 6' TAN PVC Fence

88 Linear FT of 4' Black Aluminum Fence

Gate:  
 1 gate on garage side  
 (Blue = 6 FT Tan PVC Fence)

PASCO COUNTY CENTRAL PERMITTING SITE  
 DATE: 1/22/2026

**Addendum No. 1 to the  
Aquatic Management Maintenance Services Agreement  
[Temporary Fuel Surcharge]**

This Addendum No. 1 to the Aquatic Management Maintenance Services Agreement (this “**Addendum**”), is made and entered into as of April 1, 2026, by and between the **Two Rivers East Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District and the Contractor entered into the Aquatic Management Maintenance Services Agreement dated September 23, 2025, (the “**Agreement**”), which is fully incorporated herein by this reference; and

**WHEREAS**, due to the recent escalation of fuel prices the Contractor requested permission to bill a temporary fuel surcharge to the monthly invoices; and

**WHEREAS**, each party has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Recitals.** The recitals above are true and correct and by this reference are incorporated by reference as a material part of this Addendum.
2. **Temporary Fuel Surcharge.**
  - a. Effective for services rendered on or after April 1, 2026, the Contractor may add a temporary fuel surcharge of 3% of the total compensation amount due for the monthly services performed under the Agreement.
    - i. As gas prices are fluctuating at an unpredictable rate, the surcharge may need to fluctuate on a monthly basis. The surcharge may fluctuate by .25% for every \$00.25 fluctuation from “Today's AAA Florida Avg” as shown on <https://gasprices.aaa.com/?state=FL>, which lists \$4.181 as the price as of April 7, 2026, which shall serve as the baseline.<sup>1</sup>
    - ii. The surcharge will be removed when the AAA Florida average reaches or drops below \$3.50 for at least 30 days.
  - b. The surcharge must be a separate line item in the invoices showing the compensation owed under the Agreement, plus the surcharge, and a total amount for each month. Contractor must provide a screenshot of the AAA Florida Average price as of first day of each month, which will be compared to the above referenced baseline to evidence any fluctuation warranted for the invoice of the previous month’s services.
3. **Termination.** This Addendum will automatically terminate on September 30, 2026.
4. **Ratification of all Other Terms and Conditions of the Agreement.** Except as hereby modified, the original terms and conditions of the Agreement are hereby ratified and confirmed.

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<sup>1</sup> While Contractor may use diesel or other grades of fuel and there are complicated indexes and formulas related to fuel prices, to keep things streamlined, transparent, and easy to track this metric and formula was recommended by Contractor.

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

**Sitex Aquatics, LLC**

Signed by:

*Joseph Craig*

48AA7BFF2998456

Name: Joseph Craig

Title: President

**Two Rivers East  
Community Development District**

Signed by:

*Carlos de la Ossa*

CC8CB251E795481...

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors



## TWO RIVERS EAST CDD

### FIELD INSPECTION REPORT-APRIL- DOWN TO EARTH

Wednesday, April 8, 2026

Prepared For Board Of Supervisors

25 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

**Completed**

**Scheduled / Monitoring**

**No response/ Not completed**

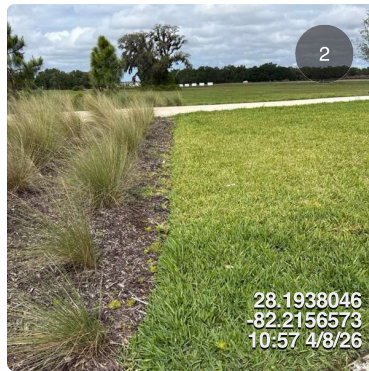
# Item 1- 56 & Lodge Grass Blvd Entrance

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

At the entrance located at State Road 56 and Lodge Grass Blvd, the landscape beds contain a significant amount of weeds requiring immediate attention. Remove all visible weeds and apply selective herbicide where applicable to prevent regrowth. Soft edge all bed lines and tree rings to improve definition and overall site appearance.

Down to Earth was on site the day of inspection.



Completed on the day of the inspection.

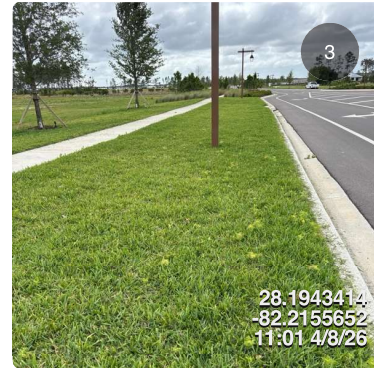
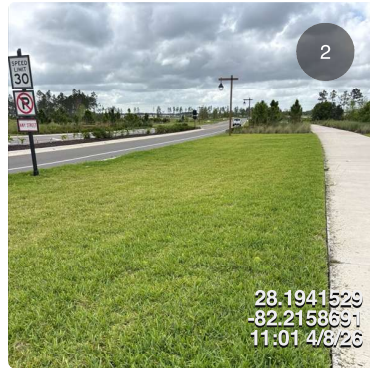
## Item 2- Entrance Turf

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

The turf in the same area has shown a significant improvement in overall fertility and color from the cold front experienced.

The turf contains a significant amount of weeds throughout the area that need to be treated for a better appearance.



Areas have been documented and will be addressed through weed control treatment and on going maintenance.

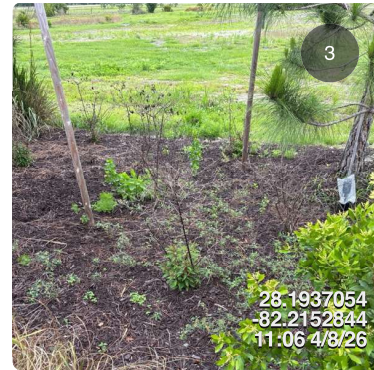
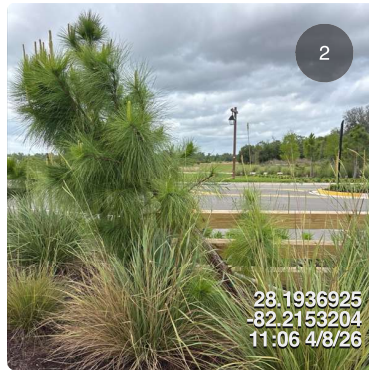
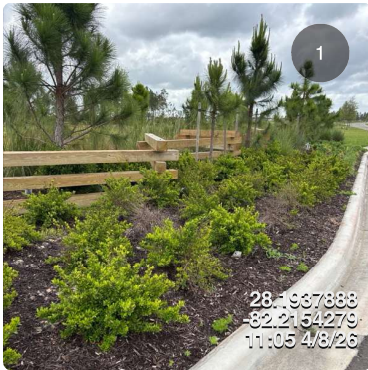
### Item 3- Lodge Grass Blvd

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

Landscape beds throughout the entrance show a significant amount of weeds present in the beds that should be taken care of. Entrance areas should be maintained more frequently due to high visibility.

Straighten pine tree that is leaning next to sidewalk. Treat crack weeds throughout hardscape areas. Remove any dead plant material.



DTE was on site and completed it on the same day.

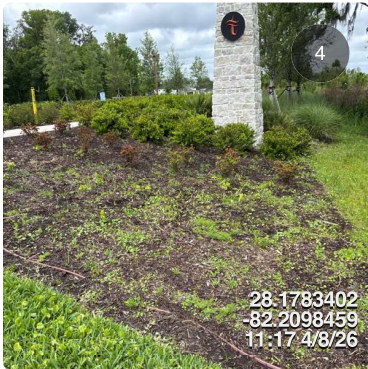
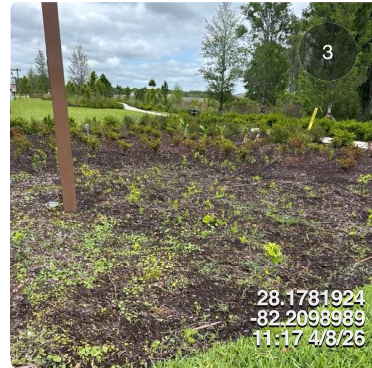
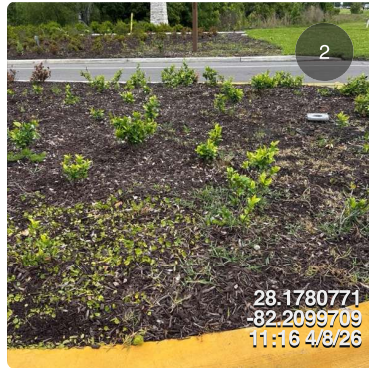
# Item 4- 301 & Lodge Grass Entrance

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

At the entrance of US HWY 301 and Lodgegrass Blvd, the beds hold a significant amount of weeds. Remove large weeds growing in between plant material, as well as weeds throughout the beds.

Confederate jasmine is showing very little growth and should be removed.



Will coordinate with DTE to evaluate the entrance and determine app

# Item 5 - 301 Entrance Turf

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

The turf located at the entrance and surrounding areas shows significant improvement in fertility since the cold front. However, there are a large number of weeds present in the turf that need to be treated for improved appearance.



There was some discoloration in the turf weed from past treatments DTE will continue with application care.

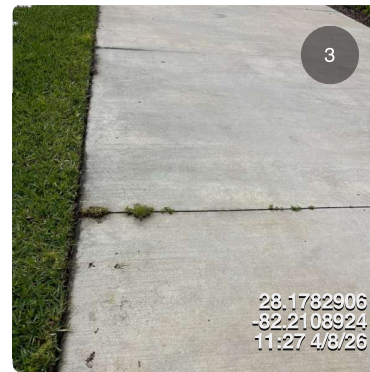
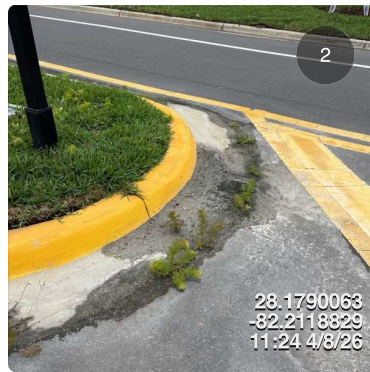
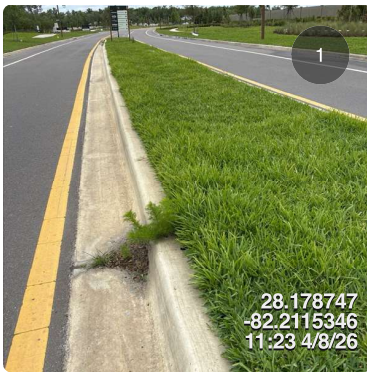
## Item 6- Crack Weeds Along Blvd

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

Crack weeds are present along boulevard and sidewalk areas.

Entryways, boulevards, and other high visibility areas require consistent attention and maintenance. There should be no significant accumulation of crack weeds in these locations. These areas should be monitored and maintained more frequently to prevent regrowth and excessive buildup.



Completed on the same day of inspection.

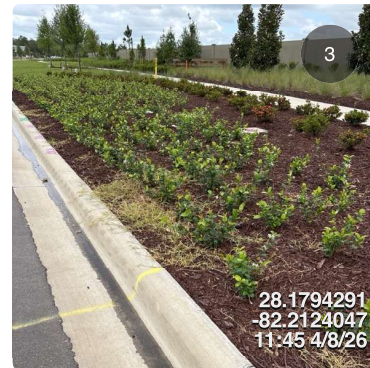
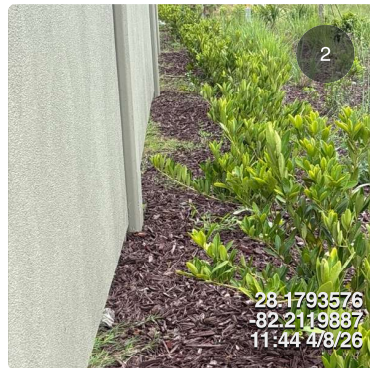
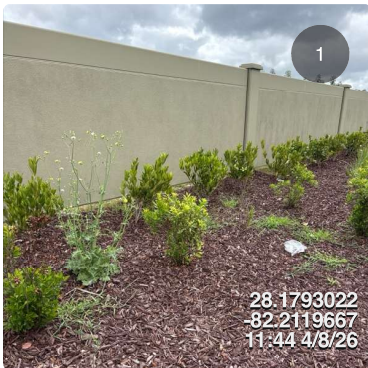
## Item 7- Lodge Grass Blvd

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

The beds along Lodgegrass Blvd heading towards the Ackley entrance hold a significant amount of weeds that should be removed and treated where applicable. Bahia runners are encroaching into the beds and should be treated and kept clean along all edges.

Any weeds that have been previously treated should be removed from beds.



Scheduled for the week of 4/13/26

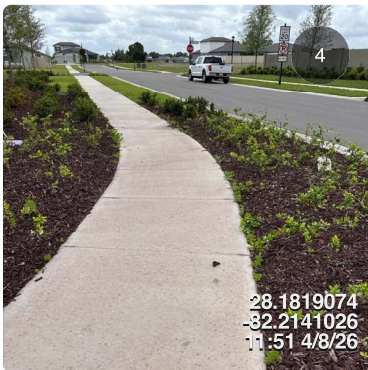
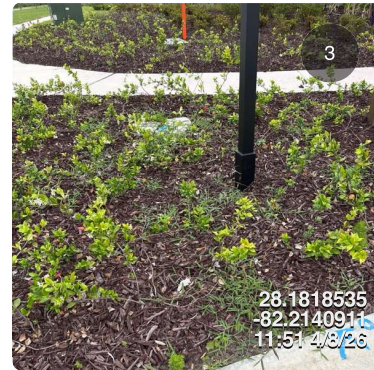
# Item 8- Lodge Grass And Ackley

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

The plant material and beds at the Ackley entranceway off Arrowview have shown a significant improvement in fertility since the frost. However, weeds are present throughout the area.

Any dead foliage should be removed from plants showing new growth. Weeds along the sidewalk should also be treated.



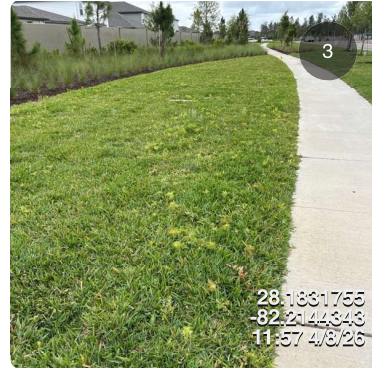
Scheduled for the week of 4/13/26

## Item 9- Turf Weeds

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

Turf areas along Lodgegrass Boulevard towards the Fieldcrest entrance contain a significant amount of weeds that should be treated.



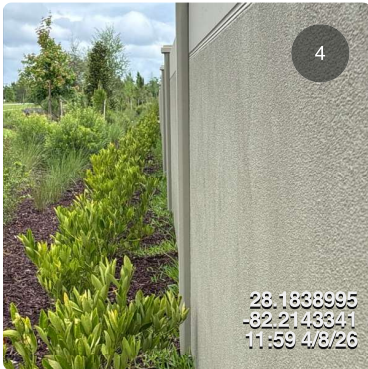
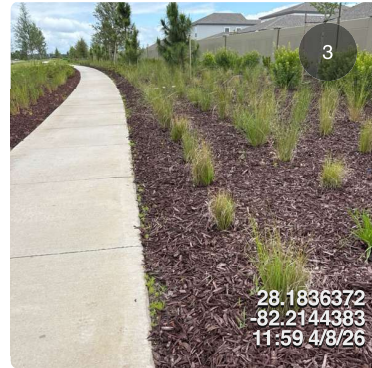
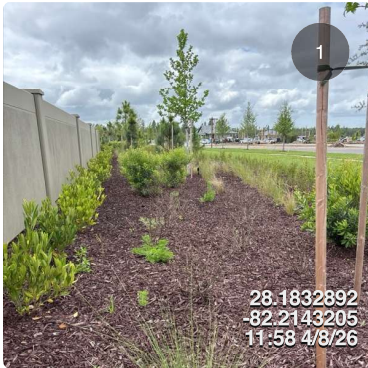
# Item 10- ArrowView To Verdure

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

The beds contain weeds that should be treated. Any dead plant material should be removed and replaced if it has not recovered.

Weeds growing from resident sides encroaching into the beds should be treated and removed once they have died off.



All weeds in beds are scheduled to be completed within the next week or 2.

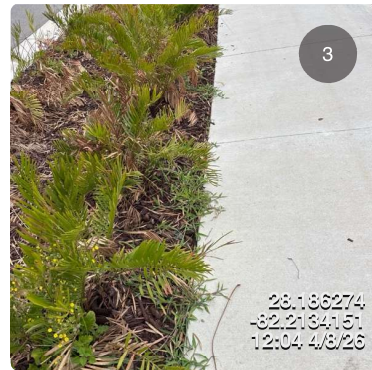
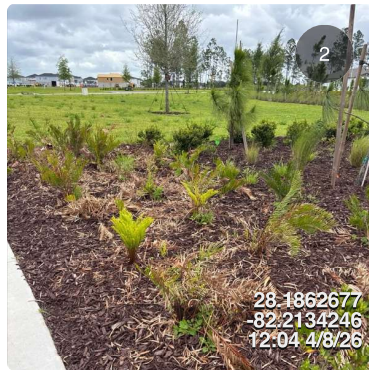
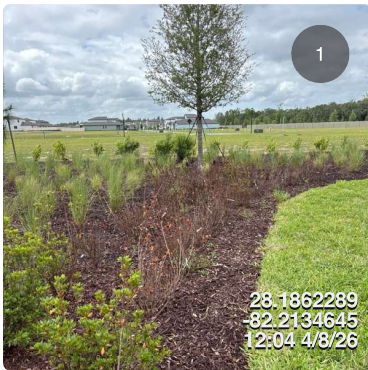
# Item 11- Fieldcrest

Due By: Thursday, April 23, 2026

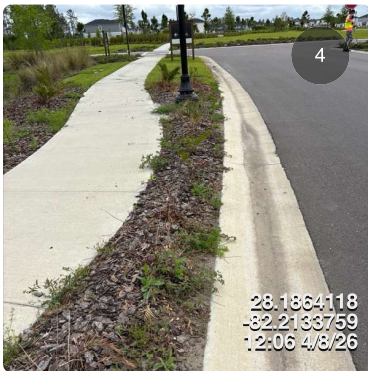
Assigned To: Down To Earth

At the entrance of Fieldcrest, any dead plant material that has not recovered should be removed and replaced. Coontie palms also need dead material cleaned off.

Weeds along the sidewalk and throughout the beds on both sides of the entrance should be cleaned up.



Completed on 4/9/26



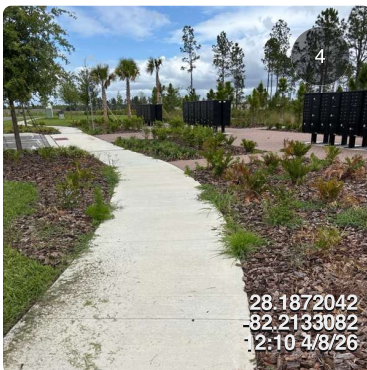
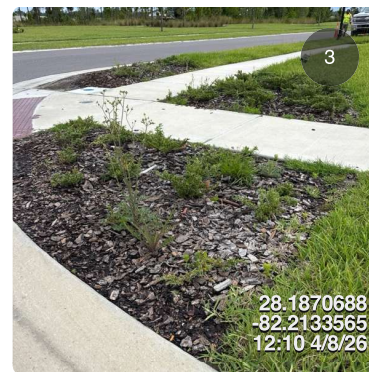
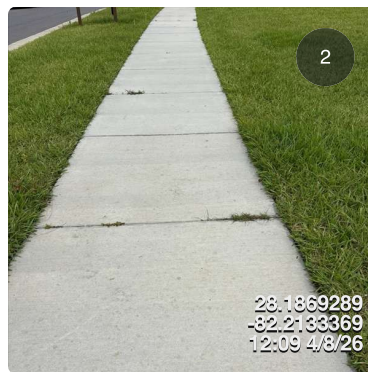
## Item 12- Casa Fresca

Due By: Thursday, April 23, 2026

Assigned To: Down To Earth

The beds contain a significant amount of weeds, including weeds that are taller than the plant material. Weeds should be treated and removed to restore proper bed conditions and maintain acceptable landscape standards.

Entrance and other high visibility areas require consistent maintenance due to their exposure and overall impact on site appearance. These areas should reflect a maintained condition consistent with the remainder of the community.



Completed on 4/9/26

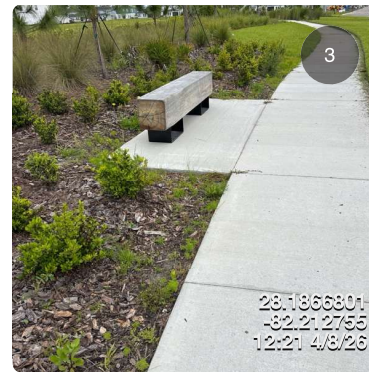
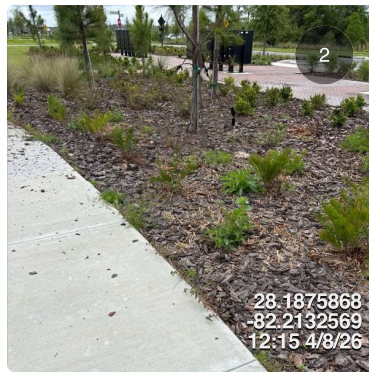
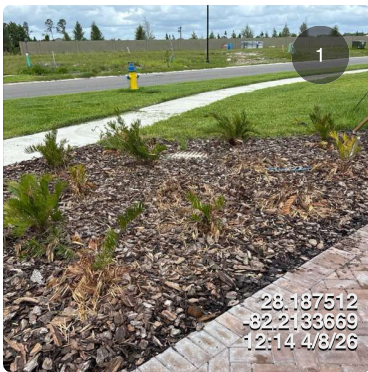
# Item 13- Casa Fresca Park

Due By: Thursday, April 23, 2026

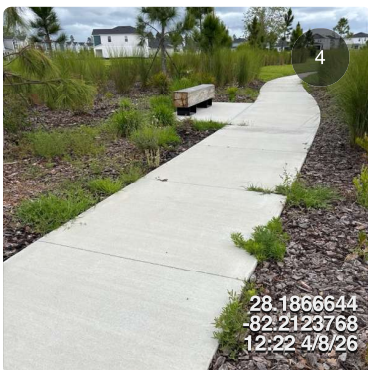
Assigned To: Down To Earth

At the Casa Fresca common park and surrounding beds by the mail kiosk, there is a significant amount of weeds present throughout the beds, including overgrown areas. These conditions should be treated and addressed to restore acceptable landscape conditions.

These areas should be maintained consistently to ensure ongoing upkeep and proper site appearance.



Completed on 4/9/26

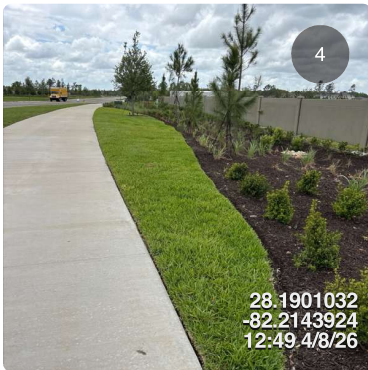
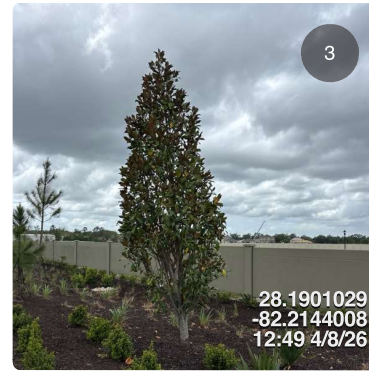
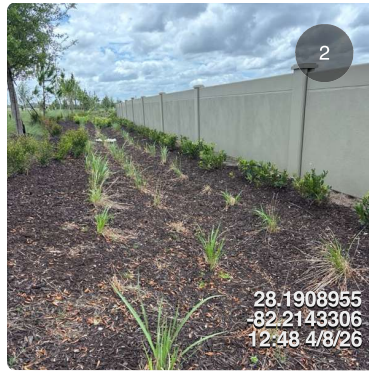
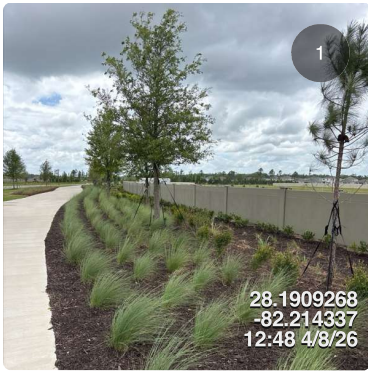


# Item 14- Lodge Grass Blvd

Due By: Thursday, April 23, 2026

Assigned To: Juniper

Along lodge grass Blvd plant material is green and healthy. However, some ornamental grasses have died and need replacement. There is also a magnolia tree that is leaning and should be staked and secured.



Plant material is scheduled to be replace on the week of 4/13/26

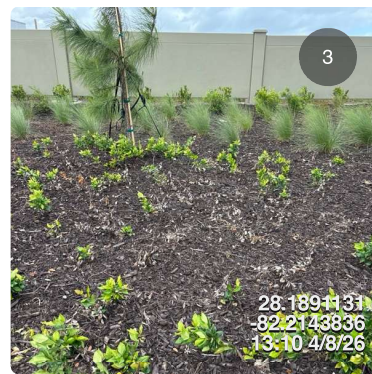
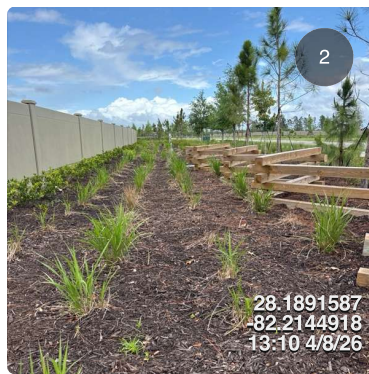
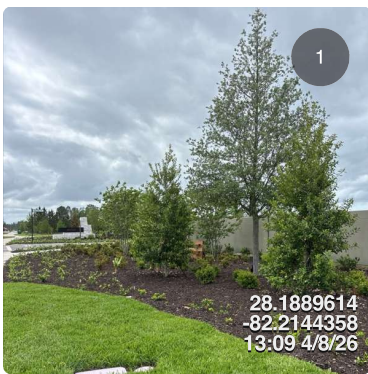
# Item 15- Lodge Grass & Hillridge Trl

Due By: Thursday, April 23, 2026

Assigned To: Juniper

On Lodge Grass at Hill RidgeTRL, the overall plant material is green, healthy, and well maintained. However, there are areas of ornamental grasses that have died and will need to be replaced, along with sections of Confederate jasmine that should be removed and replaced.

Just past the Archer monument near the pond, a magnolia appears stressed or in decline. It should be inspected to determine the cause, and replaced if it cannot be recovered



Scheduled to be completed on the week of 4/13/26

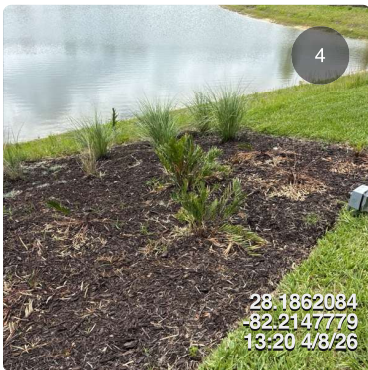
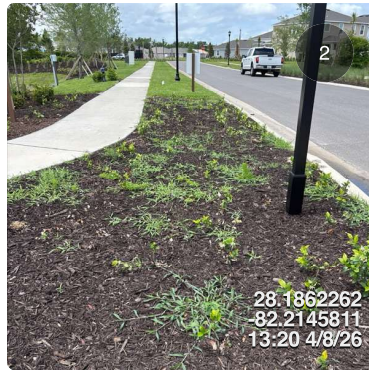
# Item 16- Steeple Spring

Due By: Thursday, April 23, 2026

Assigned To: Juniper

At the Archer entrance off Steeple Spring, Confederate jasmine has not made a comeback and will need to be pulled and replaced. There are also weeds present in the beds that need to be treated and removed.

Additionally, crack weeds are present along the sidewalk, and there is dead plant material near the pond area that will need to be addressed and replaced as needed.



Scheduled for the week of 4/13/26

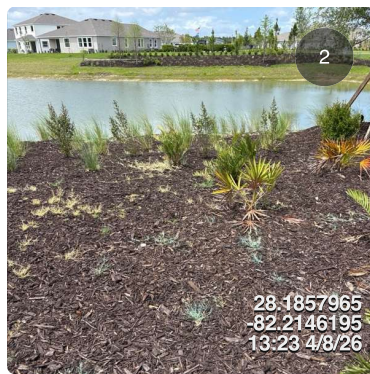
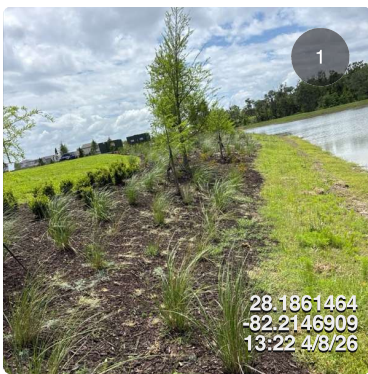
# Item 17- Lodge Grass Blvd

Due By: Thursday, April 23, 2026

Assigned To: Juniper

Along the sidewalk off Lodge Grass, weeds were treated as shown in the photos. Once the weeds have died off, the area will need to be either burned down or pulled out, and then remulched.

This is recommended because once the weeds die, the remaining material will be unsightly and may cause mulch loss or an uneven appearance, so fresh mulch should be installed to restore the bed.



Juniper will remove all weeds and will be remulching all areas

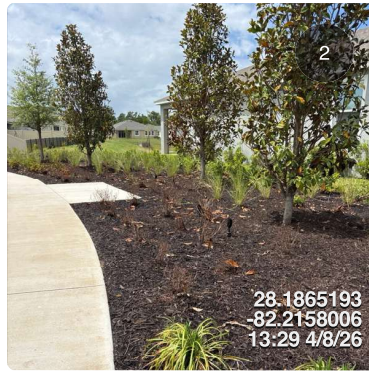
# Item 18- Mailboxes Landscape Area

Due By: Thursday, April 23, 2026

Assigned To: Juniper

At the mailbox area off Stratton Drive, dead plant material has not yet been replaced. During a previous meeting with Juniper, it was indicated that an approved proposal was in place for these replacements, however the dead material is still present.

There are also weeds in the liriopie beds. All dead plant material needs to be pulled and replaced, and the beds cleaned and maintained.

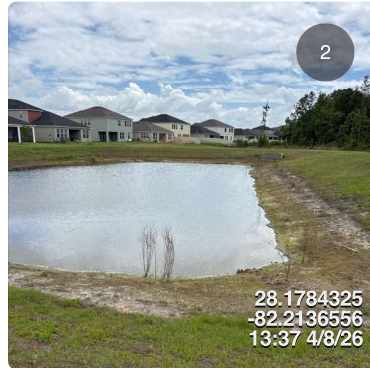
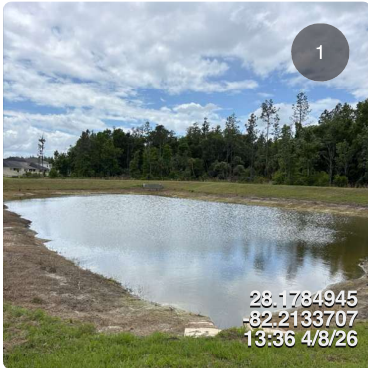


Scheduled for completion for the week of 4/13/26

### Item 19- Pond

Assigned To: Sitex Aquatics

The pond is well-maintained.



### Item 20- Pond

Assigned To: Sitex Aquatics

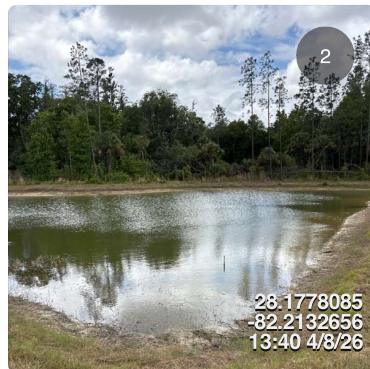
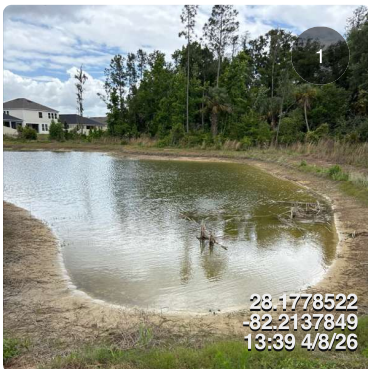
The pond was treated for cattail which has now died off.



### Item 21- Pond

Assigned To: Sitex Aquatics

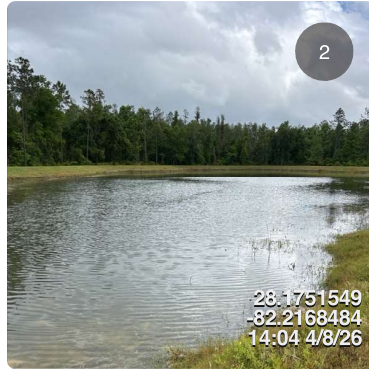
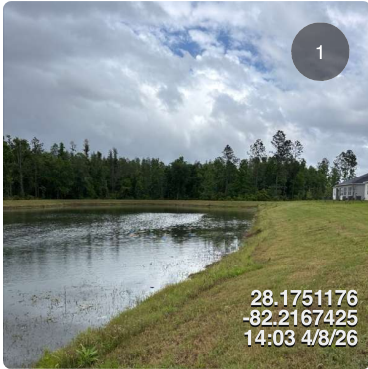
The pond is well maintained.



### Item 22- Pond

Assigned To: Sitex Aquatics

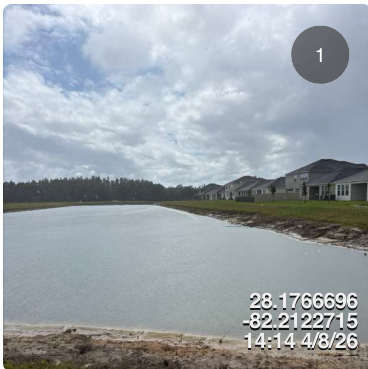
The pond is well maintained.



### Item 23- Pond

Assigned To: Sitex Aquatics

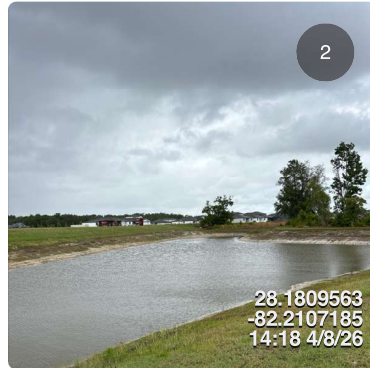
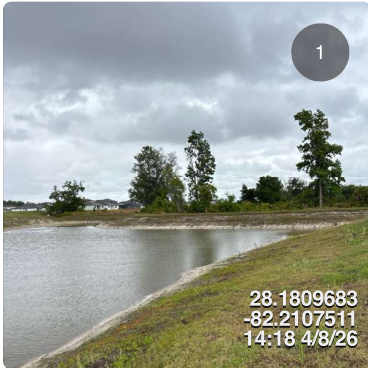
The pond is well maintained.



## Item 24- Pond

Assigned To: Sitex Aquatics

The pond is well-maintained.



## Item 25- Pond

Assigned To: Sitex Aquatics

The pond is well maintained.

