

Two Rivers East Community Development District

May 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Two Rivers East Community Development

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
Brooke (Chapman) Jones, District Manager

Regular Meetings Agenda

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

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

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

Meeting ID: 224 779 961 996 3

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. Announcing the Number of Registered Voters

B. Consideration of Resolution 2026-06 Redesignating a Qualified Public Depository

C. Consideration of Resolution 2026-07 Setting Landowner Election

D. Presentation of FY 2027 Proposed Budget

E. Consideration of Resolution 2026-08 Approving Fiscal Year 2027 Proposed Budget & Setting Public Hearing

4. CONSENT AGENDA

A. Approval of the Regular Meeting Minutes of April 21, 2026

B. Consideration of the Operation and Maintenance Expenditures April 2026

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

D. Ratification of the Warranty Deed and Board of County Commissioners Resolution No. 26-199

E. Ratification of the Easement Encroachment Agreement 1400 Broward Drive

F. Ratification of the Easement Encroachment Agreement 1095 Broward Drive

G. Ratification of the Landscape Maintenance Service Agreement with Juniper E.1

H. Ratification of the Brown & Brown Insurance Proposals

I. Ratification of the Monthly Recreation Amenity Use Agreement

J. Ratification of the Down to Earth Addendum A Landscape Maintenance Service Agreement

K. Ratification of the Down to Earth Addendum 7 Landscape Maintenance Service Agreement

L. Ratification of the Down to Earth Irrigation Focal Point Replacement Proposals 146833

M. Ratification of the 1st Amendment to the Aquatic Management Agreement with Sitex (Yellow Ponds)

5. STAFF REPORTS

A. District Counsel

B. District Manager

i. Community Inspection Report

C. District Engineer

6. BOARD MEMBERS COMMENTS

7. ADJOURNMENT

April 17, 2026

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

Dear Jayna Cooper:

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

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

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

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

RESOLUTION 2026-06

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

WHEREAS, the Two Rivers 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 entirely within Pasco County, Florida; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

**TWO RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary / Assistant Secretary

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

RESOLUTION 2026-07

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

WHEREAS, the District was established on September 23, 2022, by Ordinance No. 22-52 of the Pasco County Board of County Commissioners, as amended;

WHEREAS, the terms for Board **Seat 1, Seat 2, and Seat 5** are set to expire in November 2026; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect three (3) members of the Board, to Board **Seat 1, Seat 2, and Seat 5**, will be held on Tuesday, November 3, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O’Lakes, Florida 34648.

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

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

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

Passed and Adopted on May 19, 2026.

Attest:

**Two Rivers East
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

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

Notice is hereby given to the public and all landowners within the Two Rivers East Community Development District (the “**District**”), comprised of approximately 610.520 acres in Pasco County, Florida, advising that a landowners’ meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 3, 2026
Time: 11:00 a.m.
Place: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O’Lakes, Florida 34648

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

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

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

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

Jayna Cooper, District Manager
Run Date(s): October 9 and 16, 2026

Two Rivers East
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET
MAY 19, 2026

CLEAR PARTNERSHIPS



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Budget Narrative	5-10
<u>DEBT SERVICE BUDGETS</u>	
Series 2023	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Budget Narrative	13
<u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	14



Two Rivers East
Community Development District

Operating Budget
FY 2027

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,274,561.06
Special Assmnts- Discounts	\$0.00	-\$50,982.44
Special Assmnts- CDD Collected	\$0.00	\$539,776.61
TOTAL REVENUES	\$1,240,326.00	\$1,763,355.22

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$12,000.00
District Manager	\$25,000.00	\$25,000.00
Administrative Services	\$4,500.00	\$4,500.00
ProfServ-Recording Secretary	\$2,400.00	\$2,400.00
ProfServ-Construction Accounting	\$6,000.00	\$6,000.00
Financial & Revenue Collections	\$5,000.00	\$5,000.00
Rentals & Leases	\$600.00	\$600.00
Accounting Services	\$9,000.00	\$9,000.00
ProfServ-Dissemination Agent	\$5,000.00	\$5,000.00
Website Administration	\$1,200.00	\$1,200.00
ProfServ-Field Management	\$12,000.00	\$32,000.00
ProfServ-Info Technology	\$600.00	\$600.00
District Engineer	\$12,500.00	\$12,500.00
District Counsel	\$30,000.00	\$15,000.00
ProfServ-Trustee Fees	\$6,500.00	\$4,300.00
Auditing Services	\$6,000.00	\$6,000.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$1,000.00	\$3,500.00
Bank Fees	\$100.00	\$0.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Website Compliance	\$1,600.00	\$1,613.00
Meeting Expense	\$1,000.00	\$1,000.00
Misc-Assessment Collection Cost	\$0.00	\$25,491.22
DTS - Continuing Disclosure Software Subscription	\$0.00	\$1,500.00
Arbitrage Reporting	\$0.00	\$400.00
Streetlight Loan Repayment	\$0.00	\$250,000.00
Total Financial and Administrative	\$142,675.00	\$425,279.22
 Insurance		
Insurance - General Liability	\$3,718.00	\$0.00
Public Officials Insurance	\$2,633.00	\$0.00
Insurance -Property & Casualty	\$10,000.00	\$0.00
Insurance Deductible	\$2,500.00	\$2,500.00
Crime	\$0.00	\$0.00
Total Premium	\$0.00	\$25,793.00
Total Insurance	\$18,851.00	\$28,293.00
 Utility Services		
Electricity - General	\$85,000.00	\$22,000.00
Electricity - Streetlights	\$190,000.00	\$120,000.00
Internet Services	\$900.00	\$1,380.00
Utility - Water & Sewer	\$2,400.00	\$60,000.00
Total Utility Services	\$278,300.00	\$203,380.00
 Amenity		
Onsite Staff	\$20,000.00	\$85,000.00
Contracts-Janitorial Services	\$9,000.00	\$21,600.00
Janitorial Supplies	\$1,000.00	\$1,000.00
Amenity Center Pest Control	\$600.00	\$1,800.00
Amenity Maintenance & Repairs	\$2,500.00	\$2,000.00
R&M-Security Cameras	\$1,000.00	\$1,000.00
Amenities Furniture & Fixtures	\$2,000.00	\$2,000.00
Access Control Maintenance & Repair	\$2,500.00	\$1,000.00
Dog Waste Station Service & Supplies	\$1,200.00	\$5,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Contracts-Pools	\$10,000.00	\$57,000.00
Security Monitoring Services	\$3,000.00	\$6,000.00
Special Events	\$5,000.00	\$10,000.00
Pressure Washing	\$0.00	\$10,000.00
Pool Maintenance - Misc Services	\$0.00	\$3,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Holiday Lights	\$0.00	\$10,000.00
Pool Monitors	\$0.00	\$12,000.00
Pool Permit	\$0.00	\$275.00
Total Amenity	\$61,500.00	\$236,403.00
 Other Physical Environment		
Contracts-Landscape	\$530,000.00	\$600,000.00
Landscape - Mulch	\$35,000.00	\$45,000.00
Plant Replacement Program	\$30,000.00	\$45,000.00
Irrigation Repairs & Maintenance	\$20,000.00	\$20,000.00
Contracts-Aquatic Control	\$28,500.00	\$25,000.00
Contracts-Trash & Debris Removal	\$9,000.00	\$3,000.00
Tree Trimming	\$0.00	\$10,000.00
Trail Maintenance	\$0.00	\$25,000.00
R&M - Monument, Entrance, Wall	\$10,000.00	\$10,000.00
Pavement & Signage Repairs	\$0.00	\$2,000.00
Landscape - Storm Cleanup & Tree Removal	\$0.00	\$35,000.00
Water Trucks	\$0.00	\$10,000.00
TECO easement maintenance	\$0.00	\$30,000.00
Total Other Physical Environment	\$719,000.00	\$860,000.00
 Contingency		
Misc- Contingency	\$20,000.00	\$10,000.00
Total Contingency	\$20,000.00	\$10,000.00
TOTAL EXPENDITURES	\$1,240,326.00	\$1,763,355.22

Excess (deficiency) of revenues

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Over (under) expenditures	\$0.00	\$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$0.00
FUND BALANCE, BEGINNING	\$44,649.00	\$1,396,211.41
FUND BALANCE, ENDING	\$44,649.00	\$1,396,211.41



Two Rivers East
Community Development District

Budget Overview
FY 2027



Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – CDD Collected/Tax Collector

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

District Manager

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

Administrative Services

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

ProfServ – Recording Secretary

Inframark provides recording services with near verbatim minutes.

ProfServ – Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial & Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Rentals & Leases

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

Accounting Services

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

ProfServ – Dissemination Agent

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

Website Administration

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

ProfServ – Field Management

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

ProfServ – Info Technology

Cost of server maintenance and technical support for CDD-related IT needs.

District Engineer

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

District Counsel

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

ProfServ – Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

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

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

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

Bank Fees

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Dues, Licenses, Subscriptions

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

Website ADA Compliance

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

Meeting Expense

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

Miscellaneous-Assessment Collection Costs

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

DTS – Continuing Disclosure Software Subscription

The District may incur charges for obtaining subscriptions for the software for Disclosure Technology.

Arbitrage Reporting

The district is required to annually calculate the arbitrage rebate liability on the Series 2023 bonds.

Streetlight Loan Repayment

The district will repay the loan taken from Two Rivers Developments, LLC for the required streetlight deposits.

Insurance

Insurance – General Liability

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

Public Officials Insurance

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

Insurance – Property & Casualty

The District will incur fees to insure items owned by the district for its property needs.

Insurance Deductible

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

Utility Services

Electric – General

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

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Electricity – Streetlights

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

Internet Services

Internet service for clubhouse and other amenity locations.

Utility – Water & Sewer

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

Amenity

Onsite Staff

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

Contracts – Janitorial Supplies

Cost of janitorial labor for CDD Facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity Maintenance & Repairs

Cost of repairs and regular maintenance of CDD amenities

R&M – Security Cameras

Cost of the repairs and maintenance of CDD security cameras.

Amenities Furniture & Fixtures

Cost of repairs and maintenance to amenity furniture.

Access Control Maintenance & Repair

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Contracts – Pools

Cost of Maintenance for CDD pool facilities.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Pressure Washing

Cost of pressure washing services throughout CDD property.

Pool Maintenance – Misc. Services

Cost of chemical pool treatments and similar maintenance.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Onsite Maintenance

Cost of upkeep and repairs to all parks and recreational facilities throughout CDD property.

Holiday Lights

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

Pool Monitors

Cost of staff members to facilitate pool safety services.

Pool Permit

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

Other Physical Environment

Contracts – Landscape

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

Landscape – Mulch

This is for the cost of mulch installation and services needed throughout the District.

Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Repairs & Maintenance

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

Contracts – Aquatic Control

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

Contracts – Trash & Debris Removal

Cost of cleaning up debris and trash on district property.

Tree Trimming

This is the cost of tree trimming and replacement services needed throughout the District.

Trail Maintenance

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

Landscape – Storm Clean Up & Tree Removal

This is the cost of cleaning up after a storm and for the removal of knocked down trees and other debris.

R&M – Monument, Entrance, Wall

Cost of repairs and regular maintenance for entryways, walls, and gates.

Pavement & Signage Repairs

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Water Trucks

Costs of repairs and regular maintenance for Water Trucks.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (Continued)

TECO Easement Maintenance

This is for the cost of the landscape maintenance of the TECO easement on CDD property.

Contingency

Misc. – Contingency

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



Two Rivers East
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,383,018.00
Special Assmnts- Discounts	\$0.00	-\$55,320.72
Special Assmnts- CDD Collected	\$1,847,375.00	\$550,550.48
TOTAL REVENUES	\$1,847,375.00	\$1,878,247.76
EXPENDITURES		
<i>Administrative</i>		
Misc-Assessment Collection Cost	\$0.00	\$27,660.36
	\$0.00	\$0.00
Total Administrative	\$0.00	\$27,660.36
<i>Debt Service</i>		
Principal Debt Retirement	\$390,000.00	\$410,000.00
Interest Expense	\$1,457,375.00	\$1,447,868.76
	\$0.00	\$0.00
Total Debt Service	\$1,847,375.00	\$1,857,868.76
TOTAL EXPENDITURES	\$1,847,375.00	\$1,885,529.12
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$7,281.36
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		-\$7,281.36
FUND BALANCE, BEGINNING		\$1,055,912.00
FUND BALANCE, ENDING	\$0.00	\$1,048,630.64

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	11/1/2027
Series 2023 Bonds	\$25,905,000.00	\$24,735,000.00

Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2023	\$26,260,000.00			\$630,099.93	\$630,099.93
5/1/2024	\$26,260,000.00	\$355,000.00	4.88%	\$751,112.50	\$1,106,112.50
11/1/2024	\$25,905,000.00			\$742,459.38	\$742,459.38
5/1/2025	\$25,905,000.00	\$370,000.00	4.88%	\$742,459.38	\$1,112,459.38
11/1/2025	\$25,535,000.00			\$733,440.63	\$733,440.63
5/1/2026	\$25,535,000.00	\$390,000.00	4.88%	\$733,440.63	\$1,123,440.63
11/1/2026	\$25,145,000.00			\$723,934.38	\$723,934.38
5/1/2027	\$25,145,000.00	\$410,000.00	4.88%	\$723,934.38	\$1,133,934.38
11/1/2027	\$24,735,000.00			\$713,940.63	\$713,940.63
5/1/2028	\$24,735,000.00	\$430,000.00	4.88%	\$713,940.63	\$1,143,940.63
11/1/2028	\$24,305,000.00			\$703,459.38	\$703,459.38
5/1/2029	\$24,305,000.00	\$450,000.00	4.88%	\$703,459.38	\$1,153,459.38
11/1/2029	\$23,855,000.00			\$692,490.63	\$692,490.63
5/1/2030	\$23,855,000.00	\$475,000.00	4.88%	\$692,490.63	\$1,167,490.63
11/1/2030	\$23,380,000.00			\$680,912.50	\$680,912.50
5/1/2031	\$23,380,000.00	\$500,000.00	5.75%	\$680,912.50	\$1,180,912.50
11/1/2031	\$22,880,000.00			\$666,537.50	\$666,537.50
5/1/2032	\$22,880,000.00	\$530,000.00	5.75%	\$666,537.50	\$1,196,537.50
11/1/2032	\$22,350,000.00			\$651,300.00	\$651,300.00
5/1/2033	\$22,350,000.00	\$560,000.00	5.75%	\$651,300.00	\$1,211,300.00
11/1/2033	\$21,790,000.00			\$635,200.00	\$635,200.00
5/1/2034	\$21,790,000.00	\$595,000.00	5.75%	\$635,200.00	\$1,230,200.00
11/1/2034	\$21,195,000.00			\$618,093.75	\$618,093.75
5/1/2035	\$21,195,000.00	\$630,000.00	5.75%	\$618,093.75	\$1,248,093.75
11/1/2035	\$20,565,000.00			\$599,981.25	\$599,981.25
5/1/2036	\$20,565,000.00	\$665,000.00	5.75%	\$599,981.25	\$1,264,981.25
11/1/2036	\$19,900,000.00			\$580,862.50	\$580,862.50
5/1/2037	\$19,900,000.00	\$705,000.00	5.75%	\$580,862.50	\$1,285,862.50
11/1/2037	\$19,195,000.00			\$560,593.75	\$560,593.75
5/1/2038	\$19,195,000.00	\$750,000.00	5.75%	\$560,593.75	\$1,310,593.75
11/1/2038	\$18,445,000.00			\$539,031.25	\$539,031.25
5/1/2039	\$18,445,000.00	\$795,000.00	5.75%	\$539,031.25	\$1,334,031.25
11/1/2039	\$17,650,000.00			\$516,175.00	\$516,175.00
5/1/2040	\$17,650,000.00	\$840,000.00	5.75%	\$516,175.00	\$1,356,175.00
11/1/2040	\$16,810,000.00			\$492,025.00	\$492,025.00
5/1/2041	\$16,810,000.00	\$890,000.00	5.75%	\$492,025.00	\$1,382,025.00
11/1/2041	\$15,920,000.00			\$466,437.50	\$466,437.50
5/1/2042	\$15,920,000.00	\$940,000.00	5.75%	\$466,437.50	\$1,406,437.50
11/1/2042	\$14,980,000.00			\$439,412.50	\$439,412.50
5/1/2043	\$14,980,000.00	\$1,000,000.00	5.75%	\$439,412.50	\$1,439,412.50
11/1/2043	\$13,980,000.00			\$410,662.50	\$410,662.50
5/1/2044	\$13,980,000.00	\$1,060,000.00	5.88%	\$410,662.50	\$1,470,662.50
11/1/2044	\$12,920,000.00			\$379,525.00	\$379,525.00
5/1/2045	\$12,920,000.00	\$1,120,000.00	5.88%	\$379,525.00	\$1,499,525.00
11/1/2045	\$11,800,000.00			\$346,625.00	\$346,625.00
5/1/2046	\$11,800,000.00	\$1,190,000.00	5.88%	\$346,625.00	\$1,536,625.00
11/1/2046	\$10,610,000.00			\$311,668.75	\$311,668.75
5/1/2047	\$10,610,000.00	\$1,260,000.00	5.88%	\$311,668.75	\$1,571,668.75
11/1/2047	\$9,350,000.00			\$274,656.25	\$274,656.25
5/1/2048	\$9,350,000.00	\$1,340,000.00	5.88%	\$274,656.25	\$1,614,656.25
11/1/2048	\$8,010,000.00			\$235,293.75	\$235,293.75
5/1/2049	\$8,010,000.00	\$1,420,000.00	5.88%	\$235,293.75	\$1,655,293.75
11/1/2049	\$6,590,000.00			\$193,581.25	\$193,581.25
5/1/2050	\$6,590,000.00	\$1,505,000.00	5.88%	\$193,581.25	\$1,698,581.25
11/1/2050	\$5,085,000.00			\$149,371.88	\$149,371.88
5/1/2051	\$5,085,000.00	\$1,595,000.00	5.88%	\$149,371.88	\$1,744,371.88
11/1/2051	\$3,490,000.00			\$102,518.75	\$102,518.75
5/1/2052	\$3,490,000.00	\$1,695,000.00	5.88%	\$102,518.75	\$1,797,518.75
11/1/2052	\$1,795,000.00			\$52,728.13	\$52,728.13
5/1/2053	\$1,795,000.00	\$1,795,000.00	5.88%	\$52,728.13	\$1,847,728.13
		\$26,260,000.00		\$29,807,050.01	\$56,067,050.01



Two Rivers East
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – CDD Collected/Tax Collector

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

Special Assessments-Discounts

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

EXPENDITURES

Administrative

Misc. – Assessment Collection Costs

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

Debt Service

Principal Debt Retirement

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

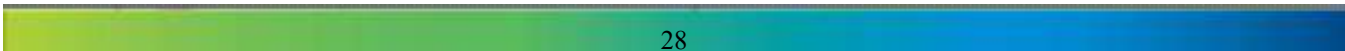
Interest Expense

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



Two Rivers East
Community Development District

Supporting Budget Schedule
FY 2027



Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One - Parcels E-1, E-2, F-1 & F-2										
Product	Units	General Fund			Debt Service Series 2023			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 40'	560	\$1,300.23	\$871.32	\$428.91	\$1,383.00	\$1,383.00	\$0.00	\$2,683.23	\$2,254.32	\$428.91
Single Family 50'	446	\$1,625.29	\$1,089.15	\$536.14	\$1,729.00	\$1,729.00	\$0.00	\$3,354.29	\$2,818.15	\$536.14
Single Family 60'	204	\$1,950.35	\$1,306.98	\$643.37	\$2,074.00	\$2,074.00	\$0.00	\$4,024.35	\$3,380.98	\$643.37
	1210									

ASSESSMENT INCREASE ANALYSIS

Product	Assessment Increase		
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
			\$250,000.00
Single Family 40'	\$104,626.74	0.0%	\$0.00
Single Family 50'	\$104,159.66	0.0%	\$0.00
Single Family 60'	\$57,171.04	0.0%	\$0.00

Total \$265,957.45 *Collection costs included*

ASSESSMENT TREND ANALYSIS - GENERAL FUND

	FY 2027	FY 2026	FY 2025	FY 2024
Single Family 40'	\$1,300.23	\$871.32	\$871.32	\$228.40
Single Family 50'	\$1,625.29	\$1,089.15	\$1,089.15	\$285.50
Single Family 60'	\$1,950.35	\$1,306.98	\$1,306.98	\$342.61

RESOLUTION 2026-08

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

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

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

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

1. **Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 18, 2026, at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O’Lakes, Florida 34648.
3. **Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
4. **Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
5. **Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
6. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 19, 2026.

Attested By:

**Two Rivers East
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Two Rivers East
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET
MAY 19, 2026

CLEAR PARTNERSHIPS



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Budget Narrative	5-10
<u>DEBT SERVICE BUDGETS</u>	
Series 2023	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Budget Narrative	13
<u>SUPPORTING BUDGET SCHEDULE</u>	
Non-Ad Valorem Assessment Summary	14



Two Rivers East
Community Development District

Operating Budget
FY 2027

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,274,561.06
Special Assmnts- Discounts	\$0.00	-\$50,982.44
Special Assmnts- CDD Collected	\$0.00	\$539,776.61
TOTAL REVENUES	\$1,240,326.00	\$1,763,355.22

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$12,000.00
District Manager	\$25,000.00	\$25,000.00
Administrative Services	\$4,500.00	\$4,500.00
ProfServ-Recording Secretary	\$2,400.00	\$2,400.00
ProfServ-Construction Accounting	\$6,000.00	\$6,000.00
Financial & Revenue Collections	\$5,000.00	\$5,000.00
Rentals & Leases	\$600.00	\$600.00
Accounting Services	\$9,000.00	\$9,000.00
ProfServ-Dissemination Agent	\$5,000.00	\$5,000.00
Website Administration	\$1,200.00	\$1,200.00
ProfServ-Field Management	\$12,000.00	\$32,000.00
ProfServ-Info Technology	\$600.00	\$600.00
District Engineer	\$12,500.00	\$12,500.00
District Counsel	\$30,000.00	\$15,000.00
ProfServ-Trustee Fees	\$6,500.00	\$4,300.00
Auditing Services	\$6,000.00	\$6,000.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$1,000.00	\$3,500.00
Bank Fees	\$100.00	\$0.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Website Compliance	\$1,600.00	\$1,613.00
Meeting Expense	\$1,000.00	\$1,000.00
Misc-Assessment Collection Cost	\$0.00	\$25,491.22
DTS - Continuing Disclosure Software Subscription	\$0.00	\$1,500.00
Arbitrage Reporting	\$0.00	\$400.00
Streetlight Loan Repayment	\$0.00	\$250,000.00
Total Financial and Administrative	\$142,675.00	\$425,279.22
 Insurance		
Insurance - General Liability	\$3,718.00	\$0.00
Public Officials Insurance	\$2,633.00	\$0.00
Insurance -Property & Casualty	\$10,000.00	\$0.00
Insurance Deductible	\$2,500.00	\$2,500.00
Crime	\$0.00	\$0.00
Total Premium	\$0.00	\$25,793.00
Total Insurance	\$18,851.00	\$28,293.00
 Utility Services		
Electricity - General	\$85,000.00	\$22,000.00
Electricity - Streetlights	\$190,000.00	\$120,000.00
Internet Services	\$900.00	\$1,380.00
Utility - Water & Sewer	\$2,400.00	\$60,000.00
Total Utility Services	\$278,300.00	\$203,380.00
 Amenity		
Onsite Staff	\$20,000.00	\$85,000.00
Contracts-Janitorial Services	\$9,000.00	\$21,600.00
Janitorial Supplies	\$1,000.00	\$1,000.00
Amenity Center Pest Control	\$600.00	\$1,800.00
Amenity Maintenance & Repairs	\$2,500.00	\$2,000.00
R&M-Security Cameras	\$1,000.00	\$1,000.00
Amenities Furniture & Fixtures	\$2,000.00	\$2,000.00
Access Control Maintenance & Repair	\$2,500.00	\$1,000.00
Dog Waste Station Service & Supplies	\$1,200.00	\$5,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Contracts-Pools	\$10,000.00	\$57,000.00
Security Monitoring Services	\$3,000.00	\$6,000.00
Special Events	\$5,000.00	\$10,000.00
Pressure Washing	\$0.00	\$10,000.00
Pool Maintenance - Misc Services	\$0.00	\$3,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Holiday Lights	\$0.00	\$10,000.00
Pool Monitors	\$0.00	\$12,000.00
Pool Permit	\$0.00	\$275.00
Total Amenity	\$61,500.00	\$236,403.00
 Other Physical Environment		
Contracts-Landscape	\$530,000.00	\$600,000.00
Landscape - Mulch	\$35,000.00	\$45,000.00
Plant Replacement Program	\$30,000.00	\$45,000.00
Irrigation Repairs & Maintenance	\$20,000.00	\$20,000.00
Contracts-Aquatic Control	\$28,500.00	\$25,000.00
Contracts-Trash & Debris Removal	\$9,000.00	\$3,000.00
Tree Trimming	\$0.00	\$10,000.00
Trail Maintenance	\$0.00	\$25,000.00
R&M - Monument, Entrance, Wall	\$10,000.00	\$10,000.00
Pavement & Signage Repairs	\$0.00	\$2,000.00
Landscape - Storm Cleanup & Tree Removal	\$0.00	\$35,000.00
Water Trucks	\$0.00	\$10,000.00
TECO easement maintenance	\$0.00	\$30,000.00
Total Other Physical Environment	\$719,000.00	\$860,000.00
 Contingency		
Misc- Contingency	\$20,000.00	\$10,000.00
Total Contingency	\$20,000.00	\$10,000.00
TOTAL EXPENDITURES	\$1,240,326.00	\$1,763,355.22

Excess (deficiency) of revenues

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Over (under) expenditures	\$0.00	\$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$0.00
FUND BALANCE, BEGINNING	\$44,649.00	\$1,396,211.41
FUND BALANCE, ENDING	\$44,649.00	\$1,396,211.41



Two Rivers East
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – CDD Collected/Tax Collector

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

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES

Financial and Administrative

Supervisor Fees

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

District Manager

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

Administrative Services

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

ProfServ – Recording Secretary

Inframark provides recording services with near verbatim minutes.

ProfServ – Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial & Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Rentals & Leases

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

Accounting Services

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

ProfServ – Dissemination Agent

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

Website Administration

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

ProfServ – Field Management

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

ProfServ – Info Technology

Cost of server maintenance and technical support for CDD-related IT needs.

District Engineer

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

District Counsel

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

ProfServ – Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

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

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

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

Bank Fees

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Dues, Licenses, Subscriptions

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

Website ADA Compliance

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

Meeting Expense

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

Miscellaneous-Assessment Collection Costs

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

DTS – Continuing Disclosure Software Subscription

The District may incur charges for obtaining subscriptions for the software for Disclosure Technology.

Arbitrage Reporting

The district is required to annually calculate the arbitrage rebate liability on the Series 2023 bonds.

Streetlight Loan Repayment

The district will repay the loan taken from Two Rivers Developments, LLC for the required streetlight deposits.

Insurance

Insurance – General Liability

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

Public Officials Insurance

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

Insurance – Property & Casualty

The District will incur fees to insure items owned by the district for its property needs.

Insurance Deductible

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

Utility Services

Electric – General

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

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Electricity – Streetlights

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

Internet Services

Internet service for clubhouse and other amenity locations.

Utility – Water & Sewer

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

Amenity

Onsite Staff

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

Contracts – Janitorial Supplies

Cost of janitorial labor for CDD Facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity Maintenance & Repairs

Cost of repairs and regular maintenance of CDD amenities

R&M – Security Cameras

Cost of the repairs and maintenance of CDD security cameras.

Amenities Furniture & Fixtures

Cost of repairs and maintenance to amenity furniture.

Access Control Maintenance & Repair

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Contracts – Pools

Cost of Maintenance for CDD pool facilities.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Pressure Washing

Cost of pressure washing services throughout CDD property.

Pool Maintenance – Misc. Services

Cost of chemical pool treatments and similar maintenance.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Onsite Maintenance

Cost of upkeep and repairs to all parks and recreational facilities throughout CDD property.

Holiday Lights

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

Pool Monitors

Cost of staff members to facilitate pool safety services.

Pool Permit

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

Other Physical Environment

Contracts – Landscape

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

Landscape – Mulch

This is for the cost of mulch installation and services needed throughout the District.

Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Repairs & Maintenance

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

Contracts – Aquatic Control

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

Contracts – Trash & Debris Removal

Cost of cleaning up debris and trash on district property.

Tree Trimming

This is the cost of tree trimming and replacement services needed throughout the District.

Trail Maintenance

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

Landscape – Storm Clean Up & Tree Removal

This is the cost of cleaning up after a storm and for the removal of knocked down trees and other debris.

R&M – Monument, Entrance, Wall

Cost of repairs and regular maintenance for entryways, walls, and gates.

Pavement & Signage Repairs

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Water Trucks

Costs of repairs and regular maintenance for Water Trucks.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (Continued)

TECO Easement Maintenance

This is for the cost of the landscape maintenance of the TECO easement on CDD property.

Contingency

Misc. – Contingency

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



Two Rivers East
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,383,018.00
Special Assmnts- Discounts	\$0.00	-\$55,320.72
Special Assmnts- CDD Collected	\$1,847,375.00	\$550,550.48
TOTAL REVENUES	\$1,847,375.00	\$1,878,247.76
EXPENDITURES		
<i>Administrative</i>		
Misc-Assessment Collection Cost	\$0.00	\$27,660.36
	\$0.00	\$0.00
Total Administrative	\$0.00	\$27,660.36
<i>Debt Service</i>		
Principal Debt Retirement	\$390,000.00	\$410,000.00
Interest Expense	\$1,457,375.00	\$1,447,868.76
	\$0.00	\$0.00
Total Debt Service	\$1,847,375.00	\$1,857,868.76
TOTAL EXPENDITURES	\$1,847,375.00	\$1,885,529.12
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$7,281.36
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		-\$7,281.36
FUND BALANCE, BEGINNING		\$1,055,912.00
FUND BALANCE, ENDING	\$0.00	\$1,048,630.64

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	11/1/2027
Series 2023 Bonds	\$25,905,000.00	\$24,735,000.00

Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2023	\$26,260,000.00			\$630,099.93	\$630,099.93
5/1/2024	\$26,260,000.00	\$355,000.00	4.88%	\$751,112.50	\$1,106,112.50
11/1/2024	\$25,905,000.00			\$742,459.38	\$742,459.38
5/1/2025	\$25,905,000.00	\$370,000.00	4.88%	\$742,459.38	\$1,112,459.38
11/1/2025	\$25,535,000.00			\$733,440.63	\$733,440.63
5/1/2026	\$25,535,000.00	\$390,000.00	4.88%	\$733,440.63	\$1,123,440.63
11/1/2026	\$25,145,000.00			\$723,934.38	\$723,934.38
5/1/2027	\$25,145,000.00	\$410,000.00	4.88%	\$723,934.38	\$1,133,934.38
11/1/2027	\$24,735,000.00			\$713,940.63	\$713,940.63
5/1/2028	\$24,735,000.00	\$430,000.00	4.88%	\$713,940.63	\$1,143,940.63
11/1/2028	\$24,305,000.00			\$703,459.38	\$703,459.38
5/1/2029	\$24,305,000.00	\$450,000.00	4.88%	\$703,459.38	\$1,153,459.38
11/1/2029	\$23,855,000.00			\$692,490.63	\$692,490.63
5/1/2030	\$23,855,000.00	\$475,000.00	4.88%	\$692,490.63	\$1,167,490.63
11/1/2030	\$23,380,000.00			\$680,912.50	\$680,912.50
5/1/2031	\$23,380,000.00	\$500,000.00	5.75%	\$680,912.50	\$1,180,912.50
11/1/2031	\$22,880,000.00			\$666,537.50	\$666,537.50
5/1/2032	\$22,880,000.00	\$530,000.00	5.75%	\$666,537.50	\$1,196,537.50
11/1/2032	\$22,350,000.00			\$651,300.00	\$651,300.00
5/1/2033	\$22,350,000.00	\$560,000.00	5.75%	\$651,300.00	\$1,211,300.00
11/1/2033	\$21,790,000.00			\$635,200.00	\$635,200.00
5/1/2034	\$21,790,000.00	\$595,000.00	5.75%	\$635,200.00	\$1,230,200.00
11/1/2034	\$21,195,000.00			\$618,093.75	\$618,093.75
5/1/2035	\$21,195,000.00	\$630,000.00	5.75%	\$618,093.75	\$1,248,093.75
11/1/2035	\$20,565,000.00			\$599,981.25	\$599,981.25
5/1/2036	\$20,565,000.00	\$665,000.00	5.75%	\$599,981.25	\$1,264,981.25
11/1/2036	\$19,900,000.00			\$580,862.50	\$580,862.50
5/1/2037	\$19,900,000.00	\$705,000.00	5.75%	\$580,862.50	\$1,285,862.50
11/1/2037	\$19,195,000.00			\$560,593.75	\$560,593.75
5/1/2038	\$19,195,000.00	\$750,000.00	5.75%	\$560,593.75	\$1,310,593.75
11/1/2038	\$18,445,000.00			\$539,031.25	\$539,031.25
5/1/2039	\$18,445,000.00	\$795,000.00	5.75%	\$539,031.25	\$1,334,031.25
11/1/2039	\$17,650,000.00			\$516,175.00	\$516,175.00
5/1/2040	\$17,650,000.00	\$840,000.00	5.75%	\$516,175.00	\$1,356,175.00
11/1/2040	\$16,810,000.00			\$492,025.00	\$492,025.00
5/1/2041	\$16,810,000.00	\$890,000.00	5.75%	\$492,025.00	\$1,382,025.00
11/1/2041	\$15,920,000.00			\$466,437.50	\$466,437.50
5/1/2042	\$15,920,000.00	\$940,000.00	5.75%	\$466,437.50	\$1,406,437.50
11/1/2042	\$14,980,000.00			\$439,412.50	\$439,412.50
5/1/2043	\$14,980,000.00	\$1,000,000.00	5.75%	\$439,412.50	\$1,439,412.50
11/1/2043	\$13,980,000.00			\$410,662.50	\$410,662.50
5/1/2044	\$13,980,000.00	\$1,060,000.00	5.88%	\$410,662.50	\$1,470,662.50
11/1/2044	\$12,920,000.00			\$379,525.00	\$379,525.00
5/1/2045	\$12,920,000.00	\$1,120,000.00	5.88%	\$379,525.00	\$1,499,525.00
11/1/2045	\$11,800,000.00			\$346,625.00	\$346,625.00
5/1/2046	\$11,800,000.00	\$1,190,000.00	5.88%	\$346,625.00	\$1,536,625.00
11/1/2046	\$10,610,000.00			\$311,668.75	\$311,668.75
5/1/2047	\$10,610,000.00	\$1,260,000.00	5.88%	\$311,668.75	\$1,571,668.75
11/1/2047	\$9,350,000.00			\$274,656.25	\$274,656.25
5/1/2048	\$9,350,000.00	\$1,340,000.00	5.88%	\$274,656.25	\$1,614,656.25
11/1/2048	\$8,010,000.00			\$235,293.75	\$235,293.75
5/1/2049	\$8,010,000.00	\$1,420,000.00	5.88%	\$235,293.75	\$1,655,293.75
11/1/2049	\$6,590,000.00			\$193,581.25	\$193,581.25
5/1/2050	\$6,590,000.00	\$1,505,000.00	5.88%	\$193,581.25	\$1,698,581.25
11/1/2050	\$5,085,000.00			\$149,371.88	\$149,371.88
5/1/2051	\$5,085,000.00	\$1,595,000.00	5.88%	\$149,371.88	\$1,744,371.88
11/1/2051	\$3,490,000.00			\$102,518.75	\$102,518.75
5/1/2052	\$3,490,000.00	\$1,695,000.00	5.88%	\$102,518.75	\$1,797,518.75
11/1/2052	\$1,795,000.00			\$52,728.13	\$52,728.13
5/1/2053	\$1,795,000.00	\$1,795,000.00	5.88%	\$52,728.13	\$1,847,728.13
		\$26,260,000.00		\$29,807,050.01	\$56,067,050.01



Two Rivers East
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments – CDD Collected/Tax Collector

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

Special Assessments-Discounts

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

EXPENDITURES

Administrative

Misc. – Assessment Collection Costs

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

Debt Service

Principal Debt Retirement

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

Interest Expense

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



Two Rivers East
Community Development District

Supporting Budget Schedule
FY 2027



Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One - Parcels E-1, E-2, F-1 & F-2										
Product	Units	General Fund			Debt Service Series 2023			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 40'	560	\$1,300.23	\$871.32	\$428.91	\$1,383.00	\$1,383.00	\$0.00	\$2,683.23	\$2,254.32	\$428.91
Single Family 50'	446	\$1,625.29	\$1,089.15	\$536.14	\$1,729.00	\$1,729.00	\$0.00	\$3,354.29	\$2,818.15	\$536.14
Single Family 60'	204	\$1,950.35	\$1,306.98	\$643.37	\$2,074.00	\$2,074.00	\$0.00	\$4,024.35	\$3,380.98	\$643.37
	1210									

ASSESSMENT INCREASE ANALYSIS

Product	Assessment Increase		
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
			\$250,000.00
Single Family 40'	\$104,626.74	0.0%	\$0.00
Single Family 50'	\$104,159.66	0.0%	\$0.00
Single Family 60'	\$57,171.04	0.0%	\$0.00

Total \$265,957.45 *Collection costs included*

ASSESSMENT TREND ANALYSIS - GENERAL FUND

	FY 2027	FY 2026	FY 2025	FY 2024
Single Family 40'	\$1,300.23	\$871.32	\$871.32	\$228.40
Single Family 50'	\$1,625.29	\$1,089.15	\$1,089.15	\$285.50
Single Family 60'	\$1,950.35	\$1,306.98	\$1,306.98	\$342.61

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

42
43 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in
44 favor, Resolution 2026-04; Adopting Non-Resident Member User Fees for
45 Amenities, was adopted. 5-0

46
47 **C. Consideration of Recreation Amenity Use Agreement with Two Rivers East**
48 **Townhomes Community Association**

49
50 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in
51 favor, Recreation Amenity Use Agreement with Two Rivers East
52 Townhomes Community Association, in substantial form, was approved. 5-0

53
54 **D. Acceptance of Fiscal Year 2025 Audit**

55
56 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in
57 favor, Fiscal Year 2025 Audit, was approved. 5-0

58
59 **E. Consideration of Resolution 2026-05; Adopting Updated Parking and Towing**
60 **Policies**

61
62 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in
63 favor, Resolution 2026-05; Adopting Updated Parking and Towing Policies,
64 was adopted. 5-0

65
66 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

- 67 **A. Approval of the Regular Meeting Minutes; March 17, 2026**
- 68 **B. Consideration of the O&M Expenditures March 2026**
- 69 **C. Acceptance of the Financials/Approval of the Check Register for March 2026**
- 70 **D. Ratification of Easement Encroachment Agreements Block 5 lot 26**
- 71 **E. Ratification of Easement Encroachment Agreements Block 5 lot 23**
- 72 **F. Ratification on Addendum No.1 Temporary Fuel Surcharge to the Aquatic Services**
73 **Agreement with Sitex Aquatic**

74
75 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in
76 favor, the Consent Agenda, was approved. 5-0

77
78 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 79 **A. District Counsel**
 - 80 **B. District Manager**
- 81 There being no report, the next item followed.

82 **i. Community Inspection Report**
 83 Ms. Turkoane presented and reviewed the Community Inspection Report, a copy of
 84 which was included in the agenda package.

85 **C. District Engineer**
 86 There being no report, the next order of business followed.
 87

88 **SIXTH ORDER OF BUSINESS** **Board Members' Comments**
 89 There being none, the next order of business followed.
 90

91 **SEVENTH ORDER OF BUSINESS** **Adjournment**
 92 There being no further business,
 93

<p>94 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in 95 favor, the meeting was adjourned at 12:01 p.m. 5-0</p>
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96
 97
 98
 99
 100 _____
 101 Jayna Cooper/Rollamay Turkoane
 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
Monthly Contract						
BUSINESS OBSERVER, INC.	4/10/2026	26-00762P	\$78.75			LEGAL AD
DOWN TO EARTH	4/1/2026	171326	\$41,366.85			LANDSCAPE CONTRACT
INFRAMARK LLC	4/1/2026	175466	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	4/1/2026	175466	\$375.00			ADMINISTRATION
INFRAMARK LLC	4/1/2026	175466	\$250.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	4/1/2026	175466	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	4/1/2026	175466	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	4/1/2026	175466	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	4/1/2026	175466	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	4/1/2026	175466	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	4/1/2026	175466	\$50.00			RENTAL & LEASES
INFRAMARK LLC	4/1/2026	175466	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	4/1/2026	175466	\$100.00	\$5,941.67	\$5,941.67	WEBSITE MAINTENANCE/ADMIN
SITEX AQUATICS LLC	4/1/2026	10932-B	\$2,181.00			AQUATIC MAINTENANCE
STRALEY ROBIN VERICKER	4/17/2026	28250	\$5,654.50			MAR 2026-DISTRICT COUNSEL THRU 03/31/26
Monthly Contract Subtotal			\$55,222.77			
Variable Contract						
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-2097-DEPOSIT	\$275.00			Electric Deposit
Variable Contract Subtotal			\$275.00			
Utilities						
CHARTER COMMUNICATIONS	3/30/2026	2007367033026	\$130.68			INTERNET/VOICE SERVICES
PASCO COUNTY UTILITIES	4/16/2026	24337967	\$500.96			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24337966	\$206.04			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24337930	\$31.31			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24337229	\$15.15			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24337228	\$59.59			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336230	\$132.31			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336623	\$1,481.04			WATER 03/06/26-04/06/26

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	4/16/2026	24336233	\$24.24			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336232	\$194.93			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336231	\$58.58			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336229	\$23.23			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24335608	\$187.86			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24335607	\$561.56			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24335606	\$1,179.68			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24335498	\$196.95			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336234	\$255.53			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24335496	\$12.12			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24335494	\$9.09		\$5,130.17	WATER 03/06/26-04/06/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1983-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1983-DEPOSIT	\$65.00	\$365.00		Connection Fee
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	4/1/2026	040126-2401983	\$3,020.00			Electric Deposit
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	4/1/2026	040126-2401982	\$1,315.00			Electric Deposit
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	4/1/2026	040126-2401979	\$1,260.00			Electric Deposit
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1981-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1981-DEPOSIT	\$65.00	\$365.00		Connection Fee
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1982-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1982-DEPOSIT	\$65.00	\$365.00		Connection Fee
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-2097-DEPOSIT	\$65.00			Connection Fee
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1946-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1946-DEPOSIT	\$65.00	\$365.00		Connection Fee

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1949-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1949-DEPOSIT	\$65.00	\$365.00		Connection Fee
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1952-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1952-DEPOSIT	\$65.00	\$365.00		Connection Fee
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1954-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1954-DEPOSIT	\$65.00	\$365.00		Connection Fee
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1979-DEPOSIT	\$300.00			Electric Deposit
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	3/31/2026	033126-1979-DEPOSIT	\$65.00	\$365.00		Connection Fee
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/22/2026	042226-2401944	\$300.00			ELECTRIC DEPOSIT 20179890-2401944
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/22/2026	042226-2401944	\$40.00	\$340.00		CONNECTION FEE 20179890-2401944
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/21/2026	042126-2405012	\$300.00			ELECTRIC DEPOSIT 20179890-2405012
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/21/2026	042126-2405012	\$40.00	\$340.00		CONNECTION FEE 20179890-2405012
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2363799	\$18.20			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2383287	\$55.72			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2383285	\$55.62			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2402097	\$55.52			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2383295	\$42.84			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2346579	\$2,470.28			STREET LIGHTS 04/14/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2347242	\$1,628.44			STREET LIGHTS 04/14/26

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2347245	\$1,794.76			STREET LIGHTS 04/14/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2383279	\$48.11			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2383281	\$54.66			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2377184	\$50.54			ELECTRIC 03/09/26-04/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/27/2026	042726-2406112	\$300.00			ELECTRIC DEPOSIT 20179890-2406112
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/27/2026	042726-2406112	\$40.00	\$340.00		CONNECTION FEE 20179890-2406112
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/27/2026	042726-2406109	\$300.00			ELECTRIC DEPOSIT 20179890-2406109
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/27/2026	042726-2406109	\$40.00	\$340.00		CONNECTION FEE 20179890-2406109
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/27/2026	042726-2406108	\$300.00			ELECTRIC DEPOSIT 20179890-2406108
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/27/2026	042726-2406108	\$40.00	\$340.00		CONNECTION FEE 20179890-2406108
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/29/2026	042926-2401996	\$300.00			ELECTRIC DEPOSIT
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	4/29/2026	042926-2401996	\$65.00	\$365.00	\$16,919.69	CONNECTION FEE
Utilities Subtotal			\$22,180.54			
Regular Services						
ANGIE GRUNWALD	4/21/2026	AG-042126	\$200.00			BOARD 4/21/26
CARLOS DE LA OSSA	4/21/2026	CO-042126	\$200.00			BOARD 4/21/26
GRAU AND ASSOCIATES	4/2/2026	29189	\$5,800.00			AUDIT FYE 09/30/25
INFRAMARK LLC	4/20/2026	177189	\$10.64			MARCH 2026-POSTAGE
NICHOLAS J. DISTER	4/21/2026	ND-042126	\$200.00			BOARD 4/21/26
RYAN MOTKO	4/21/2026	RM-042126	\$200.00			BOARD 4/21/26
THOMAS R. SPENCE	4/21/2026	TS-042126	\$200.00			BOARD 4/21/26
Regular Services Subtotal			\$6,810.64			
Additional Services						

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SITEX AQUATICS LLC	4/1/2026	10932-B	\$65.43			TEMPORARY FUEL SURCHARGE
TWO RIVERS EAST	4/9/2026	04092026-0409	\$140,790.63			SERIES 2023 FY26 DS
Additional Services Subtotal			\$140,856.06			
TOTAL			\$225,345.01			

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00762P

Date 04/10/2026

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 # 26-00762P Notice of Public Hearing RE: Two Rivers East Public Hearing on April 21, 2026 Published: 4/10/2026	\$78.75
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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	()
Total	\$78.75

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 PUBLIC HEARING ON PROPOSED USER FEES FOR NON-RESIDENTS USE OF DISTRICT RECREATIONAL FACILITIES

In accordance with Chapter 190, Florida Statutes, the Two Rivers East Community Development District (the "District") hereby gives public notice of a public hearing to establish a fee schedule for non-residents to use the District's recreational facilities. The hearing will be for the purpose of reviewing and setting a policy and fee schedule for the use of District amenities, to provide for efficient and effective District operations, and to recover the costs of providing the services to non-residents. At the conclusion of the hearing, the Board shall adopt a policy and fee schedule as finally approved by the Board of Supervisors.

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 a policy and fee schedule.

A PUBLIC HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

DATE: Tuesday, April 21, 2026

TIME: 11:00 a.m.

PLACE: Spring Hill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O' Lakes, FL 34638

All interested parties may appear at the meeting and be heard regarding the proposed establishment of the policy and fee schedule. This public hearing may be continued to a date, time, and place to be specified on the record at the public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, 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.

A copy of the proposed policy and fee schedule may be obtained by contacting District Manager Jayna Cooper at Jayna.Cooper@Inframark.com, 2005 Pan Am Circle Drive, Suite 300, Tampa, FL 33607, or by calling (813) 873-7300.

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, for aid in contacting the District Manager.

April 10, 2026

26-00762P

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

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Down to Earth Landscape & Irrigation

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



Invoice: #171326

April 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

4/1/2026

Date Due

5/16/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$41,366.85
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
Hammock Ponds Maintenance - Start 3/1/26				\$192.04

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

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

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

Subtotal	\$41,366.85
Sales Tax	\$0.00
Total	\$41,366.85
Credits/Payments	(\$0.00)
Balance Due	\$41,366.85

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
175466

CUSTOMER ID
C3191

PO#

DATE
4/1/2026

NET TERMS
Due On Receipt

DUE DATE
4/1/2026

Services provided for the Month of: April 2026

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

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

Invoice

BILL TO
Two Rivers East CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, Fl 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10932-b	04/01/2026	\$2,246.43	05/01/2026	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Casa Fresca Monthly Lake Maintenance 9 - Waterways	1	900.00	900.00
	Aquatic Maintenance	Meritage Monthly Lake Maintenance: 4- Waterways	1	393.00	393.00
	Aquatic Maintenance	Lennar Monthly Lake Maintenance: 14- Waterways	1	888.00	888.00
	Additional Services	Temporary Fuel Surcharge	1	65.43	65.43

SUBTOTAL	2,246.43
TAX	0.00
TOTAL	2,246.43
BALANCE DUE	\$2,246.43



Subject: Notice of Temporary Fuel Surcharge

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

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

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

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

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

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

April 17, 2026

Client: 001581

Matter: 000001

Invoice #: 28250

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/3/2026	WAS	REVIEW DRAFT OF AMENDMENT TO MANAGEMENT SERVICES AGREEMENT TO ADD ON-SITE STAFF, COMMUNICATIONS WITH J. COOPER REGARDING SAME.	0.3	\$100.50
3/3/2026	KCH	REVISE AMENITY CENTER POLICIES AND REGULATIONS; REVISE ADVERTISEMENT FOR PUBLIC HEARING REGARDING SETTING FEES AND RENTAL RATES.	0.5	\$187.50
3/4/2026	WAS	REVIEW SCOPE OF SERVICES FOR ON-SITE STAFF AND REVISE AMENDMENT TO MANAGEMENT SERVICES AGREEMENT ACCORDINGLY.	0.3	\$100.50
3/5/2026	JMV	REVIEW DRAFT UTILITY CONVEYANCE AGREEMENTS.	0.6	\$243.00
3/5/2026	CAW	REVIEW EMAIL CORRESPONDENCE REGARDING PHASE E1; REVIEW PROPERTY RECORDS TO VERIFY STATUS OF DEVELOPMENT.	0.3	\$112.50
3/5/2026	LC	DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	1.7	\$331.50
3/6/2026	LC	REVIEW EXECUTED ENCROACHMENT AGREEMENTS (X20); E-RECORD ENCROACHMENT AGREEMENTS (X20); REVIEW EASEMENT ENCROACHMENT AGREEMENT FOR 1564 BROWARD DRIVE; CORRESPONDENCE TO THE DISTRICT MANAGER RE STATUS OF EXECUTION BY RESIDENTS.	1.4	\$273.00
3/7/2026	KCH	REVISE WEBSITE IMPLEMENTATION AND MANAGEMENT SERVICES AGREEMENT WITH SCHOOLSTATUS.	0.2	\$75.00

SERVICES

Date	Person	Description of Services	Hours	Amount
3/9/2026	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$445.50
3/9/2026	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025; PREPARE DRAFT RESPONSE TO SAME.	0.5	\$97.50
3/10/2026	WAS	REVIEW LANDSCAPE MAINTENANCE AGREEMENT AND ADDENDUM #3 AND COMMUNICATIONS WITH J. COOPER REGARDING REMOVAL OF ROUGH CUTTING SERVICES FOR CERTAIN AREAS.	0.4	\$134.00
3/10/2026	KCH	REVISE RESOLUTION AUTHORIZING ORGANIZATION ATTESTATION FORM FOR CREDIT CARD.	0.3	\$112.50
3/11/2026	WAS	COMMUNICATIONS WITH J. COOPER REGARDING LANDSCAPE CONTRACT.	0.2	\$67.00
3/13/2026	CAW	REVIEW LEGAL AND SKETCH FOR AMENITY PARCEL; REVIEW ENGINEER'S REPORT RELATING TO AMENITY CENTER; REVIEW EMAILS REGARDING CONVEYANCE OF AMENITY CENTER PARCEL.	0.4	\$150.00
3/13/2026	KCH	REVIEW LEGAL DESCRIPTION FOR AMENITY EAST; REVIEW ASSOCIATED SKETCH; REVIEW PLAT ASSOCIATED REGARDING CONVEYANCE OF SAME.	1.0	\$375.00
3/16/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
3/17/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
3/17/2026	WAS	COMMUNICATIONS WITH J. COOPER REGARDING UPDATED PROPOSAL FOR MASTER LANDSCAPE AGREEMENT.	0.2	\$67.00
3/18/2026	KCH	UPDATE PARKING AND TOWING POLICIES; PREPARE RESOLUTION FOR ADOPTING UPDATED PARKING AND TOWING POLICIES.	0.8	\$300.00
3/24/2026	LC	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$195.00
3/24/2026	KCH	REVIEW AND REVISE RESOLUTION APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026-2027 AND SETTING A PUBLIC HEARING.	0.3	\$112.50
3/26/2026	WAS	COMMUNICATIONS WITH J. COOPER REGARDING CHANGES TO LANDSCAPE AGREEMENT.	0.2	\$67.00
3/26/2026	KCH	PREPARE ADDENDUM FOR LANDSCAPE MAINTENANCE EDITS TO SCOPE; PHONE CALL WITH C. DE LA OSSA REGARDING AMENITY ACCESS FEES FOR NON-RESIDENTS.	1.3	\$487.50
3/31/2026	JMV	REVIEW EMAILS FROM T. STEWART; REVIEW PLAT; TELEPHONE CALL FROM T. STEWART RE: CDD PLAT.	0.6	\$243.00

April 17, 2026
 Client: 001581
 Matter: 000001
 Invoice #: 28250

Page: 3

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	14.5	\$4,641.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/10/2026	Simplefile E-Recording- Filing Fee- E-Filing	\$1,013.00
	Total Disbursements	\$1,013.00

Total Services	\$4,641.50
Total Disbursements	\$1,013.00
Total Current Charges	\$5,654.50
Previous Balance	\$3,206.50
<i>Less Payments</i>	<i>(\$3,206.50)</i>
PAY THIS AMOUNT	\$5,654.50

Please Include Invoice Number on all Correspondence

distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents

From: withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>
Sent: Tuesday, March 31, 2026 12:38 PM
To: District Invoices <districtinvoices@inframark.com>
Subject: Your payment has been submitted

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$3,260.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 15730436

Paid With: Bank Account ending in 9075

Submission Code: 15567181

Payment Date: Tuesday, March 31, 2026 12:37:43 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401946

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401952
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401954
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401979
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401982
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401983
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2402097
Amount: \$340.00
Service: WREC

Pay Now

March 30, 2026
 Invoice Number: 2007367033026
 Account Number: 8337 13 001 2007367
 Security Code: 3878
 Service At: 1745 LODGE GRASS BLVD
 ZEPHYRHILLS FL 33541

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 03/30/26 through 04/29/26
 details on following pages*

Previous Balance	0.00
Payments Received	0.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	0.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
One-Time Charges	99.00
Taxes, Fees and Charges	11.68
Current Charges	\$130.68
Total Due by 04/16/26	\$130.68



Welcome to Spectrum Business! This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 30 03312026 NNNNNYNN 01 000778 0003

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



March 30, 2026
TWO RIVERS EAST CDD
 Invoice Number: 2007367033026
 Account Number: 8337 13 001 2007367
 Service At: 1745 LODGE GRASS BLVD
 ZEPHYRHILLS FL 33541

Total Due by 04/16/26 **\$130.68**
 Amount you are enclosing \$



Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





Invoice Number: 2007367033026
 Account Number: 8337 13 001 2007367
 Security Code: 3878

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

8633 2390 DY RP 30 03312026 NNNNNYNN 01 000778 0003

Charge Details

Previous Balance	0.00
Remaining Balance	\$0.00

Payments received after 03/30/26 will appear on your next bill.

Service from 03/30/26 through 04/29/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$0.00

Spectrum Business™ Internet Total \$0.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 03/29/27	
	\$20.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

Other Charges

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

One-Time Charges

Installation	03/30	99.00
One-Time Charges Total		\$99.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	6.94
Federal Universal Service Fund	1.53
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.17
Taxes, Fees and Charges Total	\$11.68

Current Charges	\$130.68
Total Due by 04/16/26	\$130.68



Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

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TWO RIVERS EAST CDD

Service Address: **34579 RANGEWOOD DR**
 Bill Number: 24337967
 Billing Date: 4/16/2026
 Billing Period: 3/6/2026 to 4/6/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579086	3/6/2026	147	4/6/2026	643	31	496

Usage History

	Reclaimed
April 2026	496
March 2026	147
February 2026	0
January 2026	0

Transactions

Previous Bill	148.47
Payment 04/02/26	-148.47 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	496 Thousand Gals X \$1.01 500.96
Total Current Transactions	500.96
TOTAL BALANCE DUE	\$500.96



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Account # 1323230
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 500.96

Total Balance Due	\$500.96
Due Date	5/4/2026

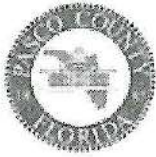
10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

Service Address: **34658 VERDURE LANE**
 Bill Number: 24337966
 Billing Date: 4/16/2026
 Billing Period: 3/6/2026 to 4/6/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579048	3/6/2026	1859	4/6/2026	2063	31	204

Usage History

	Reclaimed
April 2026	204
March 2026	514
February 2026	377
January 2026	968
December 2025	0

Transactions

Previous Bill	519.14
Payment 04/02/26	-519.14 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	204 Thousand Gals X \$1.01 206.04
Total Current Transactions	206.04
TOTAL BALANCE DUE	\$206.04



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Account # 1323220
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 206.04

Total Balance Due	\$206.04
Due Date	5/4/2026

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: **1477 CATTAWOOD PASS 1.5 INCH RECLAIM COMMON**
 Bill Number: 24337930
 Billing Date: 4/16/2026
 Billing Period: 3/6/2026 to 4/6/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607002	3/6/2026	89	4/6/2026	120	31	31

Usage History

	Reclaimed
April 2026	31
March 2026	39
February 2026	50
January 2026	0

Transactions

Previous Bill	39.39
Payment 04/02/26	-39.39 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	31 Thousand Gals X \$1.01
Total Current Transactions	31.31
TOTAL BALANCE DUE	\$31.31



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Account # 1321640
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 31.31

Total Balance Due	\$31.31
Due Date	5/4/2026

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: **2176 STILLVIEW PASS RECLAIM METER D**
 Bill Number: 24337229
 Billing Date: 4/16/2026
 Billing Period: 3/6/2026 to 4/6/2026

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.
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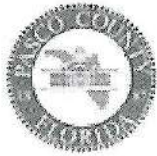
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	3/6/2026	2017	4/6/2026	2032	31	15

Usage History
 Reclaimed

April 2026	15
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	16.16
Payment 04/02/26	-16.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
Total Current Transactions	15.15
TOTAL BALANCE DUE	\$15.15



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Account #	1301525
Customer #	01554184
Balance Forward	0.00
Current Transactions	15.15

Total Balance Due	\$15.15
Due Date	5/4/2026

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

Bill Number: 24337228

Billing Date: 4/16/2026

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

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	3/6/2026	3522	4/6/2026	3581	31	59

Usage History

Month	Reclaimed
April 2026	59
March 2026	103
February 2026	157
January 2026	422
December 2025	228
November 2025	2610
October 2025	2

Transactions

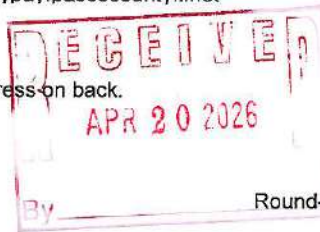
Previous Bill	104.03
Payment 04/02/26	-104.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	59 Thousand Gals X \$1.01
Total Current Transactions	59.59
TOTAL BALANCE DUE	\$59.59



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Account # 1301450
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 59.59

Total Balance Due	\$59.59
Due Date	5/4/2026

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

Bill Number: 24336230

Billing Date: 4/16/2026

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

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607011	3/6/2026	518	4/6/2026	649	31	131

Usage History

Reclaimed

April 2026	131
March 2026	98
February 2026	188
January 2026	0

Transactions

Previous Bill	98.98
Payment 04/02/26	-98.98 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	131 Thousand Gals X \$1.01 132.31
Total Current Transactions	132.31
TOTAL BALANCE DUE	\$132.31



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Account #	1269565
Customer #	01554184
Balance Forward	0.00
Current Transactions	132.31
Total Balance Due	\$132.31
Due Date	5/4/2026

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: 1745 LODGE GRASS BOULEVARD AMENITY CENTER

Bill Number: 24336623

Billing Date: 4/16/2026

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

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220823069	3/6/2026	410	4/6/2026	420	31	10
Irrig Potable	232051614	3/6/2026	20	4/6/2026	197	31	177
		3/6/2026	1	4/6/2026	8	31	7

	Usage History		
	Water	Reclaimed	
April 2026	10	7	177
March 2026	5	1	6
February 2026	65	0	0

Transactions	
Previous Bill	2,741.01
Payment 04/02/26	-2,741.01 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	10.0 Thousand Gals X \$2.18 21.80
Sewer	
Sewer Base Charge	163.47
Sewer Charges	10.0 Thousand Gals X \$7.20 72.00
Reclaimed	
Reclaimed	7 Thousand Gals X \$1.01 7.07
Irrigation	
Water Base Charge	63.99
Water Tier 1	80.0 Thousand Gals X \$3.47 277.60
Water Tier 2	40.0 Thousand Gals X \$6.94 277.60
Water Tier 3	57.0 Thousand Gals X \$9.36 533.52
Total Current Transactions	1,481.04

TOTAL BALANCE DUE \$1,481.04

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



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Account # 1285610
 Customer # 01554184
 Past Due 0.00
 Current Transactions 1,481.04

Total Balance Due \$1,481.04
Due Date 5/4/2026

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: 24336233

Billing Date: 4/16/2026

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

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609338	3/6/2026	108	4/6/2026	132	31	24

Usage History

	Reclaimed
April 2026	24
March 2026	93

Transactions

Previous Bill	93.93
Payment 04/02/26	-93.93 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	24 Thousand Gals X \$1.01 24.24
Total Current Transactions	24.24
TOTAL BALANCE DUE	\$24.24



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Account # 1269675
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 24.24

Total Balance Due	\$24.24
Due Date	5/4/2026

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: 1178 BROWARD DR RECLAIM #3 OF 3
 Bill Number: 24336232
 Billing Date: 4/16/2026
 Billing Period: 3/6/2026 to 4/6/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609337	3/6/2026	174	4/6/2026	367	31	193

Usage History
 Reclaimed

April 2026 193
 March 2026 121
 February 2026 53
 December 2025 0
 December 2025 0

Transactions

Previous Bill	122.21
Payment 04/02/26	-122.21 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	193 Thousand Gals X \$1.01 194.93
Total Current Transactions	194.93
TOTAL BALANCE DUE	\$194.93



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Account # 1269685
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 194.93

Total Balance Due	\$194.93
Due Date	5/4/2026

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

Bill Number: 24336231

Billing Date: 4/16/2026

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

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579125	3/6/2026	101	4/6/2026	159	31	58

Usage History

	Reclaimed
April 2026	58
March 2026	98
February 2026	3
December 2025	0
December 2025	0

Transactions

Previous Bill	98.98
Payment 04/02/26	-98.98 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	58 Thousand Gals X \$1.01 58.58
Total Current Transactions	58.58
TOTAL BALANCE DUE	\$58.58

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Account #	1269690
Customer #	01554184
Balance Forward	0.00
Current Transactions	58.58
Total Balance Due	\$58.58
Due Date	5/4/2026

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

Bill Number: 24336229

Billing Date: 4/16/2026

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

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609325	3/6/2026	86	4/6/2026	109	31	23

Usage History
 Reclaimed

April 2026	23
March 2026	24
February 2026	6

Transactions

Previous Bill	24.24
Payment 04/02/26	-24.24 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23 Thousand Gals X \$1.01 23.23
Total Current Transactions	23.23
TOTAL BALANCE DUE	\$23.23



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Account # 1269550
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 23.23

Total Balance Due	\$23.23
Due Date	5/4/2026

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.

TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

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

Bill Number: 24335608

Billing Date: 4/16/2026

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

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607010	3/6/2026	67	4/6/2026	253	31	186

Usage History
 Reclaimed

April 2026	186
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

Previous Bill	67.67
Payment 04/02/26	-67.67 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	186 Thousand Gals X \$1.01 187.86
Total Current Transactions	187.86
TOTAL BALANCE DUE	\$187.86



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Account # 1247985
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 187.86

Total Balance Due	\$187.86
Due Date	5/4/2026

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.

TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS BOULEVARD RECLAIM 1.5 #1**
 Bill Number: 24335607
 Billing Date: 4/16/2026
 Billing Period: 3/6/2026 to 4/6/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	3/6/2026	2232	4/6/2026	2788	31	556

Usage History
 Reclaimed

April 2026	556
March 2026	418
February 2026	111
January 2026	209
December 2025	208
November 2025	257
October 2025	407
September 2025	119

Transactions

Previous Bill	422.18
Payment 04/02/26	-422.18 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	556 Thousand Gals X \$1.01 561.56
Total Current Transactions	561.56
TOTAL BALANCE DUE	\$561.56



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Account #	1247980
Customer #	01554184
Balance Forward	0.00
Current Transactions	561.56
Total Balance Due	\$561.56
Due Date	5/4/2026

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
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TWO RIVERS EAST CDD

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

Bill Number: 24335606

Billing Date: 4/16/2026

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

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	3/6/2026	3756	4/6/2026	4924	31	1168

Usage History
 Reclaimed

April 2026	1168
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	719.12
Payment 04/02/26	-719.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1,168 Thousand Gals X \$1.01 1,179.68
Total Current Transactions	1,179.68
TOTAL BALANCE DUE	\$1,179.68



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Account # 1247975
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 1,179.68

Total Balance Due	\$1,179.68
Due Date	5/4/2026

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

Bill Number: 24335498

Billing Date: 4/16/2026

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

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579109	3/6/2026	2480	4/6/2026	2675	31	195

Usage History

	Reclaimed
April 2026	195
March 2026	396
February 2026	337
January 2026	592
December 2025	1095

Transactions

Previous Bill	389.96
Payment 04/02/26	-399.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	195 Thousand Gals X \$1.01 196.95
Total Current Transactions	196.95
TOTAL BALANCE DUE	\$196.95



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Account # 1246260
 Customer # 01554184

Balance Forward 0.00
 Current Transactions 196.95

Total Balance Due	\$196.95
Due Date	5/4/2026

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 & FLORA RIDGE RECLAIM 2 INCH #2 OF 2**

Bill Number: 24336234

Billing Date: 4/16/2026

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

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579111	3/6/2026	814	4/6/2026	1067	31	253

Usage History

	Reclaimed
April 2026	253
March 2026	256
February 2026	191
January 2026	323
December 2025	44

Transactions

Previous Bill	258.56
Payment 04/02/26	-258.56 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	253 Thousand Gals X \$1.01
Total Current Transactions	255.53
TOTAL BALANCE DUE	\$255.53



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Account #	1269695
Customer #	01554184
Balance Forward	0.00
Current Transactions	255.53

Total Balance Due	\$255.53
Due Date	5/4/2026

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: **1926 COOLRIDGE PLACE RECLAIM METER**

Bill Number: 24335496

Billing Date: 4/16/2026

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

Account #	Customer #
1246145	01554184
Please use the 15-digit number below when making a payment through your bank	
124614501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609336	3/6/2026	452	4/6/2026	464	31	12

Usage History
 Reclaimed

April 2026	12
March 2026	0
February 2026	0
January 2026	7
December 2025	58
November 2025	69
October 2025	89
September 2025	102
August 2025	63

Transactions

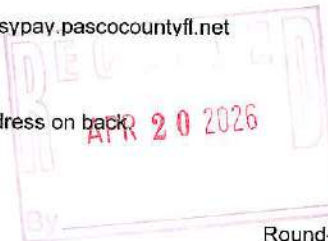
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X \$1.01	12.12
Total Current Transactions		12.12
TOTAL BALANCE DUE		\$12.12



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Account # 1246145
 Customer # 01554184

Balance Forward 0.00
 Current Transactions 12.12

Total Balance Due	\$12.12
Due Date	5/4/2026

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: **36709 COOLRIDGE PLACE RECLAIM METER #3**
 Bill Number: 24335494
 Billing Date: 4/16/2026
 Billing Period: 3/6/2026 to 4/6/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	3/6/2026	356	4/6/2026	365	31	9

Usage History
 Reclaimed

April 2026	9
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

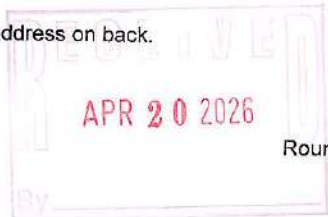
Previous Bill	15.15
Payment 04/02/26	-15.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$1.01
Total Current Transactions	9.09
TOTAL BALANCE DUE	\$9.09



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Account # 1246155
 Customer # 01554184

Balance Forward 0.00
 Current Transactions 9.09

Total Balance Due \$9.09
Due Date 5/4/2026

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,

Your payments, totalling \$3,260.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 15730436

Paid With: Bank Account ending in 9075

Submission Code: 15567181

Payment Date: Tuesday, March 31, 2026 12:37:43 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401946

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401952
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401954
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401979
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401982
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401983
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2402097
Amount: \$340.00
Service: WREC

Pay Now

TWO RIVERS EAST CDD,

Your payments, totalling \$5,595.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 15738265

Paid With: Bank Account ending in 9075

Submission Code: 15574561

Payment Date: Wednesday, April 1, 2026 11:44:41 AM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401983

Amount: \$3,020.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401982

Amount: \$1,315.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401979

Amount: \$1,260.00

Service: WREC

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TWO RIVERS EAST CDD,

Your payments, totalling \$5,595.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 15738265

Paid With: Bank Account ending in 9075

Submission Code: 15574561

Payment Date: Wednesday, April 1, 2026 11:44:41 AM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401983

Amount: \$3,020.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401982

Amount: \$1,315.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401979

Amount: \$1,260.00

Service: WREC

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Transaction ID: 15730436

Paid With: Bank Account ending in 9075

Submission Code: 15567181

Payment Date: Tuesday, March 31, 2026 12:37:43 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401946

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401952
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401954
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401979
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401982
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401983
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2402097
Amount: \$340.00
Service: WREC

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Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401946

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401952
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401954
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401979
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401982
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401983
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2402097
Amount: \$340.00
Service: WREC

Pay Now

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From: withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>
Sent: Tuesday, March 31, 2026 12:38 PM
To: District Invoices <districtinvoices@inframark.com>
Subject: Your payment has been submitted

This Message Is From an External Sender

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



Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$3,260.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 15730436

Paid With: Bank Account ending in 9075

Submission Code: 15567181

Payment Date: Tuesday, March 31, 2026 12:37:43 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401946

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401952
Amount: \$365.00
Service: WREC

Customer Number: 20179890
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Account Number: 2401954
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401979
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401982
Amount: \$365.00
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Customer Name: TWO RIVERS EAST CDD
Account Number: 2402097
Amount: \$340.00
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Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401946

Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401952
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401954
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401979
Amount: \$365.00
Service: WREC

Customer Number: 20179890
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Account Number: 2401981
Amount: \$365.00
Service: WREC

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Customer Number: 20179890

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Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401952
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401954
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401979
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401982
Amount: \$365.00
Service: WREC

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Customer Name: TWO RIVERS EAST CDD
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Amount: \$340.00
Service: WREC

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Customer Name: TWO RIVERS EAST CDD

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Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401949

Amount: \$365.00

Service: WREC

Customer Number: 20179890
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Amount: \$365.00
Service: WREC

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Service: WREC

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Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
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Customer Name: TWO RIVERS EAST CDD
Account Number: 2402097
Amount: \$340.00
Service: WREC

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Paid With: Bank Account ending in 9075

Submission Code: 15567181

Payment Date: Tuesday, March 31, 2026 12:37:43 PM -04:00

Customer Number: 20179890

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Amount: \$365.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

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Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401981
Amount: \$365.00
Service: WREC

Customer Number: 20179890
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Account Number: 2401982
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2401983
Amount: \$365.00
Service: WREC

Customer Number: 20179890
Customer Name: TWO RIVERS EAST CDD
Account Number: 2402097
Amount: \$340.00
Service: WREC

Pay Now

Payment Submission

TWO RIVERS EAST CDD,

Your payment, totalling \$340.00, has been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 15866028

Paid With: Bank Account ending in 9075

Submission Code: 15694437

Payment Date: Wednesday, April 22, 2026 11:46:32 AM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401944

Amount: \$340.00

Service: WREC

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

Payment Submission

TWO RIVERS EAST CDD,

Your payment, totalling \$340.00, has been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 15860126

Paid With: Bank Account ending in 9075

Submission Code: 15688869

Payment Date: Tuesday, April 21, 2026 1:35:13 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2405012

Amount: \$340.00

Service: WREC

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

Account Number **2363799** Cycle **08**
 Meter Number **70182086**
 Customer Number **20205719**
 Customer Name **EISENHOWER PROPERTY GROUP LLC**

Bill Date **04/14/2026**
 Amount Due **18.20**
 Current Charges Due **05/07/2026**

District Office Serving You
 One Pasco Center
TWO RIVERS EAST

See Reverse Side For More Information

Service Address **36454 VERDURE LN**
 Service Description **IRRIGATION METER**
 Service Classification **General Service Non-Demand**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/09	61918	04/09	61955				37

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	31	1
Mar 2026	28	2
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 29.44CR
Payment 0.00
Balance Forward 29.44CR

Customer Charge 39.16
Energy Charge 37 KWH @ 0.06090 2.25
Fuel Adjustment 37 KWH @ 0.04375 1.62
FL Gross Receipts Tax 1.10
State Tax 3.07
Pasco County Tax 0.44

Total Current Charges 47.64
Total Due Please Pay 18.20

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/14/2026

Use above space for address change ONLY.

District: OP08

TWO RIVERS EAST



20 2363799 OP08
 9 - 6713 EISENHOWER PROPERTY GROUP LLC
 111 S ARMENIA AVE STE 201
 TAMPA FL 33609-3337



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

Current Charges Due Date	05/07/2026
TOTAL CHARGES DUE	18.20
Total Charges Due After Due Date	18.20

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

Bill Date **04/14/2026**
 Amount Due **55.72**
 Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE								
Date	From Reading	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used		
03/09	426	04/09	571					145

Previous Balance 59.20
 Payment 59.20CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 145 KWH @ 0.06090 8.83
 Fuel Adjustment 145 KWH @ 0.04375 6.34
 FL Gross Receipts Tax 1.39

Total Current Charges 55.72
 Total Due Please Pay 55.72

Comparative Usage Information

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

BILLS ARE DUE WHEN RENDERED
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2 0 1 7 9 8 9 0

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See Reverse Side For Mailing Instructions

Bill Date: 04/14/2026

Use above space for address change ONLY.

District: OP08

2383287 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	05/07/2026
TOTAL CHARGES DUE	55.72
Total Charges Due After Due Date	60.72

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

Bill Date **04/14/2026**
 Amount Due **55.62**
 Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

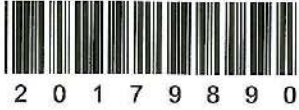
Service Address 36427 STEEPLE SPRINGS LN
Service Description LANDSCAPE LIGHTS & IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
03/09	498	04/09	642				144		

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	31	5
Mar 2026	28	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.



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Previous Balance		60.79
Payment		60.79CR
Balance Forward		0.00
Customer Charge		39.16
Energy Charge 144 KWH @ 0.06090		8.77
Fuel Adjustment 144 KWH @ 0.04375		6.30
FL Gross Receipts Tax		1.39
Total Current Charges		55.62
Total Due	Please Pay	55.62

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

See Reverse Side For Mailing Instructions

Bill Date: 04/14/2026

Use above space for address change ONLY.

District: OP08

2383285 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	05/07/2026
TOTAL CHARGES DUE	55.62
Total Charges Due After Due Date	60.62

Account Number **2402097** Cycle 08
Meter Number 368840840
Customer Number 20179890
Customer Name **TWO RIVERS EAST CDD**

Bill Date **04/14/2026**
Amount Due **55.52**
Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE						
Date	From Reading	To Date	Reading	Multiplier	Dem. Reading	kWh Used
03/09	319	04/09	462			143

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	31	5

BILLS ARE DUE WHEN RENDERED
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2 0 1 7 9 8 9 0

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Previous Balance		0.00
Payment	340.00CR	
Balance Forward		340.00CR
Reconnect Fee	40.00	
Customer Charge	39.16	
Energy Charge 143 KWH @ 0.06090	8.71	
Fuel Adjustment 143 KWH @ 0.04375	6.26	
FL Gross Receipts Tax	1.39	
Deposit Applied	300.00	
Total Current Charges		395.52
Total Due	Please Pay	55.52

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

See Reverse Side For Mailing Instructions

Bill Date: 04/14/2026

District: OP08

Use above space for address change ONLY.

2402097 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	05/07/2026
TOTAL CHARGES DUE	55.52
Total Charges Due After Due Date	60.52

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

Bill Date **04/14/2026**
 Amount Due **42.84**
 Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
03/09	182	04/09	207				25		

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	31	1
Mar 2026	28	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.

Previous Balance 50.18
Payment 50.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 25 KWH @ 0.06090 1.52
Fuel Adjustment 25 KWH @ 0.04375 1.09
FL Gross Receipts Tax 1.07

Total Current Charges 42.84
Total Due Please Pay 42.84



2 0 1 7 9 8 9 0

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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	05/07/2026
TOTAL CHARGES DUE	42.84
Total Charges Due After Due Date	47.84

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

Bill Date **04/14/2026**
 Amount Due **2,470.28**
 Current Charges Due **05/07/2026**

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

Previous Balance **2,664.64**
 Payment **2,664.64CR**
 Balance Forward **0.00**

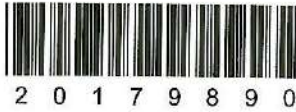
Light Energy Charge 11.44
 Light Support Charge 24.96
 Light Maintenance Charge 417.56
 Light Fixture Charge 512.72
 Light Fuel Adj 1,040 KWH @ 0.04375 45.50
 Poles (QTY 52) 1,456.00
 FL Gross Receipts Tax 2.10

Total Current Charges **2,470.28**
 Total Due **2,470.28** Please Pay

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

Comparative Usage Information
 Average kWh
 Period Days Per Day

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***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$1,138.54. These credits are not refundable at this time nor can they be applied toward the balance owed.

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

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

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Bill Date: **04/14/2026**

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	05/07/2026
TOTAL CHARGES DUE	2,470.28
Total Charges Due After Due Date	2,507.33

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

Account Number **2347242** Cycle **08**
Meter Number
Customer Number 20179890
Customer Name **TWO RIVERS EAST CDD**

Bill Date **04/14/2026**
Amount Due **1,628.44**
Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING E1
Service Classification Public Lighting

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 1 7 9 8 9 0

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

Previous Balance 0.00
Payment 64,896.00CR
Balance Forward 64,896.00CR

Connect Perm 65.00
Light Energy Charge 13.16
Light Support Charge 28.67
Light Maintenance Charge 436.16
Light Fixture Charge 538.15
Light Fuel Adj 1,175 KWH @ 0.04375 51.41
Poles (QTY 47) 493.50
FL Gross Receipts Tax 2.39
Deposit Applied 64,896.00

Total Current Charges 66,524.44
Total Due Please Pay 1,628.44

Lights/Poles Type/Qty Type/Qty
212 47 960 47

Current Charges Due Date	05/07/2026
TOTAL CHARGES DUE	1,628.44
Total Charges Due After Due Date	1,652.87

Account Number **2347245** Cycle **08**
 Meter Number
 Customer Number 20179890
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **04/14/2026**
 Amount Due **1,794.76**
 Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
 Service Description PUBLIC LIGHTING E2
 Service Classification Public Lighting

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



2 0 1 7 9 8 9 0

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

Previous Balance 0.00
 Payment 75,712.00CR
 Balance Forward 75,712.00CR

Connect Perm 65.00
 Light Energy Charge 14.56
 Light Support Charge 31.72
 Light Maintenance Charge 482.56
 Light Fixture Charge 595.40
 Light Fuel Adj 1,300 KWH @ 0.04375 56.88
 Poles (QTY 52) 546.00
 FL Gross Receipts Tax 2.64
 Deposit Applied 75,712.00

Total Current Charges 77,506.76
 Total Due Please Pay 1,794.76

Lights/Poles Type/Qty Type/Qty
 212 52 960 52

District: OP08



2347245 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	05/07/2026
TOTAL CHARGES DUE	1,794.76
Total Charges Due After Due Date	1,821.68

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

Bill Date **04/14/2026**
 Amount Due **48.11**
 Current Charges Due **05/07/2026**

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						
03/09	9	04/09	83				74		

Comparative Usage Information

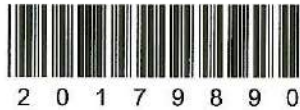
Period	Days	Average kWh Per Day
Apr 2026	31	2
Mar 2026	25	0

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.

Previous Balance 44.39
 Payment 44.39CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 74 KWH @ 0.06090 4.51
 Fuel Adjustment 74 KWH @ 0.04375 3.24
 FL Gross Receipts Tax 1.20

Total Current Charges 48.11
 Total Due Please Pay 48.11



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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/14/2026

District: OP08

Use above space for address change ONLY.

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

Current Charges Due Date	05/07/2026
TOTAL CHARGES DUE	48.11
Total Charges Due After Due Date	53.11

2383279 OP08
 TWO RIVERS EAST CDD
 2005 PAN AM CIR STE 300
 ROCKY POINT FL 33607-6008

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

Bill Date **04/14/2026**
 Amount Due **54.66**
 Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

Service Address 36538 FLORA RIDGE WAY
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					
03/09	546	04/09	681				135	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2026	31	4
Mar 2026	28	6
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 61.58
Payment 61.58CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 135 KWH @ 0.06090 8.22
Fuel Adjustment 135 KWH @ 0.04375 5.91
FL Gross Receipts Tax 1.37

Total Current Charges 54.66
Total Due Please Pay 54.66



2 0 1 7 9 8 9 0

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

Current Charges Due Date	05/07/2026
TOTAL CHARGES DUE	54.66
Total Charges Due After Due Date	59.66

Account Number **2377184** Cycle 08
 Meter Number 366548572
 Customer Number 20180403
 Customer Name CF GTIS IV TWO RIVERS LLC

Bill Date **04/14/2026**
 Amount Due **50.54**
 Current Charges Due **05/07/2026**

District Office Serving You
One Pasco Center

TWO RIVERS EAST

See Reverse Side For More Information

Service Address 37435 SAGEMOOR DR
 Service Description IRRIGATION
 Service Classification General Service Non-Demand

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
03/09	151	04/09	213				62		

Comparative Usage Information

Period	Days	Per Day	Average kWh
Apr 2026	31	2	
Mar 2026	28	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 8 0 4 0 3

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

Previous Balance 55.07
 Payment 55.07CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 62 KWH @ 0.06090 3.78
 Fuel Adjustment 62 KWH @ 0.04375 2.71
 FL Gross Receipts Tax 1.17
 State Tax 3.25
 Pasco County Tax 0.47

Total Current Charges 50.54
 Total Due Please Pay 50.54

RECEIVED

APR 20 2026

Initial: _____

Current Charges Due Date	05/07/2026
TOTAL CHARGES DUE	50.54
Total Charges Due After Due Date	55.54

Payment Submission

TWO RIVERS EAST CDD,

Your payments, totalling \$1,020.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 15892491

Paid With: Bank Account ending in 9075

Submission Code: 15718797

Payment Date: Monday, April 27, 2026 3:35:30 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406108

Amount: \$340.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406109

Amount: \$340.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406112

Amount: \$340.00

Service: WREC

[Pay Now](#)

Fw: Your payment has been submitted

From District Invoices <districtinvoices@inframark.com>

Date Mon 4/27/2026 3:44 PM

To Mitchell, Louise <lmitchell@inframark.com>

See below. I made these payments today.

\$300.00 deposit each account

\$40.00 connection fee each account

Use the email as the invoice

Let me know if you have questions

Teresa Farlow |Accounts Payable Supervisor



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 813.873.7300 ext. 340

www.inframarkims.com

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

Sent: Monday, April 27, 2026 3:35 PM

To: District Invoices <districtinvoices@inframark.com>

Subject: Your payment has been submitted

This Message Is From an External Sender

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

Payment Submission

TWO RIVERS EAST CDD,

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Paid With: Bank Account ending in 9075

Submission Code: 15718797

Payment Date: Monday, April 27, 2026 3:35:30 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406108

Amount: \$340.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406109

Amount: \$340.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406112

Amount: \$340.00

Service: WREC

[Pay Now](#)

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

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

Fw: Your payment has been submitted

From District Invoices <districtinvoices@inframark.com>

Date Mon 4/27/2026 3:44 PM

To Mitchell, Louise <lmitchell@inframark.com>

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\$40.00 connection fee each account

Use the email as the invoice

Let me know if you have questions

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

Sent: Monday, April 27, 2026 3:35 PM

To: District Invoices <districtinvoices@inframark.com>

Subject: Your payment has been submitted

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Thank you.

Transaction ID: 15892491

Paid With: Bank Account ending in 9075

Submission Code: 15718797

Payment Date: Monday, April 27, 2026 3:35:30 PM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406108

Amount: \$340.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406109

Amount: \$340.00

Service: WREC

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2406112

Amount: \$340.00

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

Sent: Monday, April 27, 2026 3:35 PM

To: District Invoices <districtinvoices@inframark.com>

Subject: Your payment has been submitted

This Message Is From an External Sender

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

TWO RIVERS EAST CDD,

Your payment, totalling \$365.00, has been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 15902651

Paid With: Bank Account ending in 9075

Submission Code: 15728407

Payment Date: Wednesday, April 29, 2026 8:52:35 AM -04:00

Customer Number: 20179890

Customer Name: TWO RIVERS EAST CDD

Account Number: 2401996

Amount: \$365.00

Service: WREC

Fw: Your payment has been submitted

From District Invoices <districtinvoices@inframark.com>

Date Wed 4/29/2026 10:42 AM

To Mitchell, Louise <lmitchell@inframark.com>

See below for Two Rivers East. Use this as your invoice

\$300.00 deposit

\$65.00 connection fee

Paid today over the phone

Teresa Farlow |Accounts Payable Supervisor



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 813.873.7300 ext. 340

www.inframarkims.com

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

Sent: Wednesday, April 29, 2026 8:52 AM

To: District Invoices <districtinvoices@inframark.com>

Subject: Your payment has been submitted

This Message Is From an External Sender

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: April 21, 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

4-22-2026

Date

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

REVISED 4/21/2026 11:53

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: April 21, 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

4-22-2026

Date

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

REVISED 4/21/2026 11:53

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29189
Date 04/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>5,800.00</u>
Current Amount Due	\$ <u>5,800.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,800.00	0.00	0.00	0.00	0.00	5,800.00

Payment due upon receipt.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

177189

DATE

4/20/2026

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**

4/20/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	14	Ea	0.76		10.64
Subtotal					10.64

Subtotal	\$10.64
Tax	\$0.00
Total Due	\$10.64

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: April 21, 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

4-22-2026

Date

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

REVISED 4/21/2026 11:53

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: April 21, 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

4-22-2026

Date

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

REVISED 4/21/2026 11:53

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: April 21, 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

4-22-2026

Date

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

REVISED 4/21/2026 11:53

TWO RIVERS EAST CDD

DISTRICT CHECK REQUEST

Today's Date 4/9/2026

Payable To Two Rivers East CDD

Check Amount \$140,790.63
200-103200-1000

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

Special Instructions Please mail check with DS directional letter.

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

Hanna Yi

Authorization

*Two Rivers East
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



TWO RIVERS EAST

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>						
Cash - Operating Account	\$ 810,723	\$ -	\$ -	\$ -	\$ -	\$ 810,723
Accounts Receivable - Off-Roll	-	510,175	-	-	-	510,175
Investments:						
Acq. & Const. (Offsite Project)	-	-	160	-	-	160
Acquisition & Construction Account	-	-	973	-	-	973
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	1,656,897	-	-	-	1,656,897
Deposits - Electric	316,261	-	-	-	-	316,261
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	-	-	-	-	4,017,319	4,017,319
Amount To Be Provided	-	-	-	-	21,517,681	21,517,681
TOTAL ASSETS	\$ 1,139,902	\$ 4,017,319	\$ 1,133	\$ 23,933,645	\$ 25,535,000	\$ 54,626,999
<u>LIABILITIES</u>						
Accounts Payable	\$ 1,618	\$ -	\$ -	\$ -	\$ -	\$ 1,618
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
TOTAL LIABILITIES	304,466	-	-	-	25,535,000	25,839,466

TWO RIVERS EAST

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES						
Restricted for:						
Debt Service	-	4,017,319	-	-	-	4,017,319
Capital Projects	-	-	1,133	-	-	1,133
Unassigned:	835,436	-	-	23,933,645	-	24,769,081
TOTAL FUND BALANCES	835,436	4,017,319	1,133	23,933,645	-	28,787,533
TOTAL LIABILITIES & FUND BALANCES	\$ 1,139,902	\$ 4,017,319	\$ 1,133	\$ 23,933,645	\$ 25,535,000	\$ 54,626,999

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 4,188	\$ 4,188	0.00%
Special Assmnts- Tax Collector	-	868,125	868,125	0.00%
Special Assmnts- CDD Collected	-	342,995	342,995	0.00%
Developer Estimated Contribution	1,240,326	-	(1,240,326)	0.00%
Other Miscellaneous Revenues	-	718	718	0.00%
TOTAL REVENUES	1,240,326	1,216,026	(24,300)	98.04%

EXPENDITURES

Administration

Supervisor Fees	12,000	7,000	5,000	58.33%
Construction Accounting	6,000	2,000	4,000	33.33%
ProfServ - Dissemination Agent/Reporting	5,000	4,417	583	88.34%
ProfServ - Field Management	12,000	7,000	5,000	58.33%
ProfServ - Info Technology	600	350	250	58.33%
ProfServ - Recording Secretary	2,400	1,400	1,000	58.33%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	19,451	10,549	64.84%
District Engineer	12,500	2,408	10,092	19.26%
ProfServ - Administration	4,500	2,250	2,250	50.00%
ProfServ - District Management	25,000	14,583	10,417	58.33%
ProfServ - Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	6,000	5,800	200	96.67%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Postage, Phone, Faxes, Copies	500	59	441	11.80%
ProfServ - Rental and Leases	600	481	119	80.17%
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	2,188	(1,188)	218.80%
Bank Fees	100	2,001	(1,901)	2001.00%
ProfServ - Financial/Revenue Collections	5,000	2,917	2,083	58.34%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	1,075	125	89.58%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	161,526	94,429	67,097	58.46%

Utility Services

Electric Utility Services	85,000	2,990	82,010	3.52%
Street Lights	190,000	21,965	168,035	11.56%
Water/Waste	2,400	26,011	(23,611)	1083.79%
Amenity Internet	900	131	769	14.56%
Total Utility Services	278,300	51,097	227,203	18.36%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	254,038	275,962	47.93%
Aquatics - Contract	28,500	15,267	13,233	53.57%
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	465	19,535	2.33%
Total Other Physical Environment	729,000	271,138	457,862	37.19%
<u>Parks and Recreation</u>				
Janitorial - Contract	9,000	-	9,000	0.00%
Pool Maintenance - Contract	10,000	-	10,000	0.00%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	-	20,000	0.00%
Security Monitoring Services	3,000	-	3,000	0.00%
Amenity R&M	2,500	1,200	1,300	48.00%
Entrance Monuments & Walls R&M	10,000	-	10,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	1,000	996	4	99.60%
Pool Treatments & Other R&M	1,500	-	1,500	0.00%
Access Control R&M	2,500	-	2,500	0.00%
Key Card Distribution	1,200	-	1,200	0.00%
Special Events	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,200	-	1,200	0.00%
Amenity Furniture R&M	2,000	-	2,000	0.00%
Total Parks and Recreation	71,500	2,196	69,304	3.07%
TOTAL EXPENDITURES	1,240,326	418,860	821,466	33.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	797,166	797,166	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	200	200	0.00%
TOTAL FINANCING SOURCES (USES)	-	200	200	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 797,366</u>	<u>\$ 797,366</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		38,070		
FUND BALANCE, ENDING		<u>\$ 835,436</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 61,807	\$ 61,807	0.00%
Special Assmnts- Tax Collector	-	1,295,267	1,295,267	0.00%
Special Assmnts- CDD Collected	1,847,375	614,895	(1,232,480)	33.28%
TOTAL REVENUES	1,847,375	1,971,969	124,594	106.74%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	733,441	723,934	50.33%
Total Debt Service	1,847,375	733,441	1,113,934	39.70%
TOTAL EXPENDITURES	1,847,375	733,441	1,113,934	39.70%
Excess (deficiency) of revenues Over (under) expenditures	-	1,238,528	1,238,528	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(200)	(200)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(200)	(200)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,238,328</u>	<u>\$ 1,238,328</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,778,991		
FUND BALANCE, ENDING		<u>\$ 4,017,319</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 23	\$ 23	0.00%
TOTAL REVENUES	-	23	23	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	23	23	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,110		
FUND BALANCE, ENDING		\$ 1,133		

Bank Account Statement

Two Rivers East CDD

Tuesday, May 5, 2026

Page 1

HYI

Bank Account No. 9075

Statement No. 04-26

Statement Date 04/30/2026

G/L Account No. 101001 Balance	810,723.26	Statement Balance	817,819.16
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	817,819.16
Subtotal	810,723.26	Outstanding Checks	-7,095.90
Negative Adjustments	0.00	Ending Balance	810,723.26
Ending G/L Balance	810,723.26		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/08/2026		JE000529	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	234,864.83	234,864.83	0.00
04/08/2026		JE000530	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	287.65	287.65	0.00
04/10/2026		JE000531	Accounts Receivable - Off-Roll	Homes by West Bay - ACH #000310 04/10/2026 - TRE100125OM-HB - FY202	341,993.96	341,993.96	0.00
04/15/2026		JE000532	Other Revenues	Javier Agredo - MO #2244660758 04/13/2026 - Easement Encroachment A	150.00	150.00	0.00
04/22/2026		JE000533	Other Revenues	Cory R. & Renea L. Stein - Ck #2001 04/10/2026 - Easement Encroachment A	150.00	150.00	0.00
04/30/2026		JE000535	Interest - Investments	Interest Revenue 04/26	998.91	998.91	0.00
04/02/2026		JE000536	Special Assmnts-CDD Collected	Refund of Wire #40058-ET000751 - Homes by West	1,091.79	1,091.79	0.00
Total Deposits					579,537.14	579,537.14	0.00
Checks							
							0.00
03/18/2026	Payment	1372	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
03/18/2026	Payment	1375	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
03/27/2026	Payment	1380	PASCO COUNTY UTILITIES	Check for Vendor V00042	-747.40	-747.40	0.00
03/27/2026	Payment	1382	PASCO COUNTY UTILITIES	Check for Vendor V00042	-588.83	-588.83	0.00
03/27/2026	Payment	1383	PASCO COUNTY UTILITIES	Check for Vendor V00042	-2,513.80	-2,513.80	0.00
04/13/2026	Payment	1385	BUSINESS OBSERVER, INC.	Check for Vendor V00036	-78.75	-78.75	0.00
04/13/2026	Payment	1386	CHARTER COMMUNICATION S	Check for Vendor V00033	-130.68	-130.68	0.00
04/13/2026	Payment	1387	DOWN TO EARTH	Check for Vendor V00040	-41,366.85	-41,366.85	0.00

Bank Account Statement

Two Rivers East CDD

Tuesday, May 5, 2026

Page 2

HYI

Bank Account No. 9075

Statement No. 04-26

Statement Date

04/30/2026

Date	Type	Check No.	Vendor Name	Description	Debit	Credit	Balance
04/13/2026	Payment	1388	GRAU AND ASSOCIATES	Check for Vendor V00017	-5,800.00	-5,800.00	0.00
04/13/2026	Payment	1389	SITEX AQUATICS LLC	Check for Vendor V00049	-2,246.43	-2,246.43	0.00
04/13/2026	Payment	1390	TWO RIVERS EAST WITHLACOOOCHEE	Check for Vendor V00027	-140,790.63	-140,790.63	0.00
03/31/2026	Payment	DD026	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000667	-365.00	-365.00	0.00
03/31/2026	Payment	DD027	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000671	-365.00	-365.00	0.00
03/31/2026	Payment	DD028	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000672	-365.00	-365.00	0.00
03/31/2026	Payment	DD029	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000673	-340.00	-340.00	0.00
03/31/2026	Payment	DD030	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000674	-365.00	-365.00	0.00
03/31/2026	Payment	DD031	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000675	-365.00	-365.00	0.00
03/31/2026	Payment	DD032	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000676	-365.00	-365.00	0.00
03/31/2026	Payment	DD033	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000677	-365.00	-365.00	0.00
03/31/2026	Payment	DD034	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000678	-365.00	-365.00	0.00
04/01/2026	Payment	DD035	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000668	-3,020.00	-3,020.00	0.00
04/01/2026	Payment	DD036	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000669	-1,315.00	-1,315.00	0.00
04/01/2026	Payment	DD037	RIVER ELECTRIC COOPERATIVE WITHLACOOOCHEE	Payment of Invoice 000670	-1,260.00	-1,260.00	0.00
04/17/2026	Payment	1391	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
04/23/2026	Payment	1392	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
04/23/2026	Payment	1393	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
04/24/2026	Payment	1397	INFRAMARK LLC	Payment of Invoice 000701	-10.64	-10.64	0.00
04/24/2026	Payment	1398	PASCO COUNTY UTILITIES	Payment of Invoice 000686	-500.96	-500.96	0.00
04/24/2026	Payment	1399	PASCO COUNTY UTILITIES	Payment of Invoice 000687	-206.04	-206.04	0.00
04/24/2026	Payment	1400	PASCO COUNTY UTILITIES	Payment of Invoice 000688	-31.31	-31.31	0.00
04/24/2026	Payment	1401	PASCO COUNTY UTILITIES	Payment of Invoice 000689	-15.15	-15.15	0.00
04/24/2026	Payment	1402	PASCO COUNTY UTILITIES	Payment of Invoice 000690	-59.59	-59.59	0.00
04/24/2026	Payment	1403	PASCO COUNTY UTILITIES	Payment of Invoice 000691	-132.31	-132.31	0.00

Bank Account Statement

Two Rivers East CDD

Tuesday, May 5, 2026

Page 3

HYI

Bank Account No. 9075

Statement No. 04-26

Statement Date

04/30/2026

Date	Type	Check No.	Description	Amount	Debit	Credit	Balance
04/24/2026	Payment	1404	PASCO COUNTY UTILITIES	Payment of Invoice 000692	-1,481.04		0.00
04/24/2026	Payment	1405	PASCO COUNTY UTILITIES	Payment of Invoice 000693	-24.24		0.00
04/24/2026	Payment	1406	PASCO COUNTY UTILITIES	Payment of Invoice 000694	-194.93		0.00
04/24/2026	Payment	1407	PASCO COUNTY UTILITIES	Payment of Invoice 000695	-58.58		0.00
04/24/2026	Payment	1408	PASCO COUNTY UTILITIES	Payment of Invoice 000696	-23.23		0.00
04/24/2026	Payment	1409	PASCO COUNTY UTILITIES	Payment of Invoice 000697	-187.86		0.00
04/24/2026	Payment	1410	PASCO COUNTY UTILITIES	Payment of Invoice 000698	-561.56		0.00
04/24/2026	Payment	1411	PASCO COUNTY UTILITIES	Payment of Invoice 000699	-1,179.68		0.00
04/24/2026	Payment	1412	PASCO COUNTY UTILITIES	Payment of Invoice 000702	-196.95		0.00
04/24/2026	Payment	1413	PASCO COUNTY UTILITIES	Payment of Invoice 000703	-255.53		0.00
04/24/2026	Payment	1414	STRALEY ROBIN VERICKER	Payment of Invoice 000700	-5,654.50		0.00
04/23/2026	Payment	300000	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Inv: 042226-2401944	-340.00		0.00
04/23/2026	Payment	300002	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Inv: 042126-2405012	-340.00		0.00
04/28/2026	Payment	300003	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Inv: 042726-2406108	-340.00		0.00
04/28/2026	Payment	300004	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Inv: 042726-2406109	-340.00		0.00
04/27/2026	Payment	300005	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Inv: 042726-2406112	-340.00		0.00
04/29/2026	Payment	300006	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Inv: 042926-2401996	-365.00		0.00
04/21/2026		JE000534	Bank Fees	Service Charge 04/26	-368.20		0.00
04/02/2026		JE000536	Special Assmnts-CDD Collected	Refund of Wire #40058-ET000751 - Homes by West	-1,091.79		0.00
04/02/2026		JE000537	Special Assmnts-CDD Collected	Refund of Wire #40058-ET000751 - Homes by West	-1,091.70		0.00
Total Checks					-225,250.83	-225,250.83	0.00

Adjustments

Total Adjustments

Outstanding Checks

03/18/2026	Payment	1374	RYAN MOTKO	Check for Vendor V00009			-200.00
04/23/2026	Payment	1394	NICHOLAS J. DISTER	Check for Vendor V00008			-200.00
04/23/2026	Payment	1395	RYAN MOTKO	Check for Vendor V00009			-200.00

Bank Account Statement

Two Rivers East CDD

Tuesday, May 5, 2026

Page 4

HYI

Bank Account No. 9075

Statement No. 04-26

Statement Date

04/30/2026

Date	Type	Check No.	Payee	Description	Amount
04/23/2026	Payment	1396	THOMAS R. SPENCE	Check for Vendor V00011	-200.00
04/27/2026	Payment	1415	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-18.20
04/29/2026	Payment	1416	PASCO COUNTY UTILITIES	Payment of Invoice 000712	-12.12
04/29/2026	Payment	1417	PASCO COUNTY UTILITIES	Payment of Invoice 000713	-9.09
04/29/2026	Payment	1418	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-55.72
04/29/2026	Payment	1419	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-55.62
04/29/2026	Payment	1420	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-55.52
04/29/2026	Payment	1421	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-42.84
04/29/2026	Payment	1422	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-2,470.28
04/29/2026	Payment	1423	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-1,628.44
04/29/2026	Payment	1424	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-1,794.76
04/29/2026	Payment	1425	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-48.11
04/29/2026	Payment	1426	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-54.66
04/29/2026	Payment	1427	WITHLACOOCHEE	RIVER ELECTRIC COOPERATIVE	-50.54
Total Outstanding Checks					-7,095.90

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1385	04/13/26	BUSINESS OBSERVER, INC.	26-00762P	APRIL 2026-LEGAL ADVERTISING	Legal Advertising	548002-51301	\$78.75
001	1386	04/13/26	CHARTER COMMUNICATIONS	2007367033026	INTERNET/VOICE 03/30/26-04/29/26	Amenity Internet	549031-53150	\$130.68
001	1387	04/13/26	DOWN TO EARTH	171326	APRIL 2026-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$41,366.85
001	1388	04/13/26	GRAU AND ASSOCIATES	29189	AUDIT FYE 09/30/25	Auditing Services	532002-51301	\$5,800.00
001	1389	04/13/26	SITEX AQUATICS LLC	10932-B	APRIL 2026-AQUATIC MAINTENANCE /FUEL SURCHG	Aquatics - Contract	534067-53908	\$2,181.00
001	1389	04/13/26	SITEX AQUATICS LLC	10932-B	APRIL 2026-AQUATIC MAINTENANCE /FUEL SURCHG	Misc Contingency	549900-53908	\$65.43
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Administration	531148-51301	\$375.00
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	Construction Accounting	531009-51301	\$250.00
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Dissemination Agent/Reporting	531012-51301	\$416.67
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - District Management	531150-51301	\$2,083.33
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Field Management	531016-51301	\$1,000.00
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Financial/Revenue Collections	549150-51301	\$416.67
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Recording Secretary	531036-51301	\$200.00
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Rental and Leases	544025-51301	\$50.00
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Info Technology	531020-51301	\$50.00
001	1391	04/17/26	INFRAMARK LLC	175466	APRIL 2026-DISTRICT MGMT SERVICES	Website Admin Services	549936-51301	\$100.00
001	1392	04/23/26	ANGIE GRUNWALD	AG-042126	BOARD 4/21/26	Supervisor Fees	511100-51101	\$200.00
001	1393	04/23/26	CARLOS DE LA OSSA	CO-042126	BOARD 4/21/26	Supervisor Fees	511100-51101	\$200.00
001	1394	04/23/26	NICHOLAS J. DISTER	ND-042126	BOARD 4/21/26	Supervisor Fees	511100-51101	\$200.00
001	1395	04/23/26	RYAN MOTKO	RM-042126	BOARD 4/21/26	Supervisor Fees	511100-51101	\$200.00
001	1396	04/23/26	THOMAS R. SPENCE	TS-042126	BOARD 4/21/26	Supervisor Fees	511100-51101	\$200.00
001	1397	04/24/26	INFRAMARK LLC	177189	MARCH 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$10.64
001	1398	04/24/26	PASCO COUNTY UTILITIES	24337967	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$500.96
001	1399	04/24/26	PASCO COUNTY UTILITIES	24337966	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$206.04
001	1400	04/24/26	PASCO COUNTY UTILITIES	24337930	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$31.31
001	1401	04/24/26	PASCO COUNTY UTILITIES	24337229	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$15.15
001	1402	04/24/26	PASCO COUNTY UTILITIES	24337228	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$59.59
001	1403	04/24/26	PASCO COUNTY UTILITIES	24336230	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$132.31
001	1404	04/24/26	PASCO COUNTY UTILITIES	24336623	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$1,481.04
001	1405	04/24/26	PASCO COUNTY UTILITIES	24336233	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$24.24
001	1406	04/24/26	PASCO COUNTY UTILITIES	24336232	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$194.93
001	1407	04/24/26	PASCO COUNTY UTILITIES	24336231	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$58.58
001	1408	04/24/26	PASCO COUNTY UTILITIES	24336229	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$23.23
001	1409	04/24/26	PASCO COUNTY UTILITIES	24335608	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$187.86
001	1410	04/24/26	PASCO COUNTY UTILITIES	24335607	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$561.56
001	1411	04/24/26	PASCO COUNTY UTILITIES	24335606	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$1,179.68
001	1412	04/24/26	PASCO COUNTY UTILITIES	24335498	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$196.95
001	1413	04/24/26	PASCO COUNTY UTILITIES	24336234	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$255.53
001	1414	04/24/26	STRALEY ROBIN VERICKER	28250	MAR 2026-DISTRICT COUNSEL THRU 03/31/26	District Counsel	531146-51301	\$5,654.50
001	1415	04/27/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2363799	ELECTRIC 03/09/26-04/09/26	Electric Utility Services	543006-53150	\$18.20
001	1416	04/29/26	PASCO COUNTY UTILITIES	24335496	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$12.12
001	1417	04/29/26	PASCO COUNTY UTILITIES	24335494	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$9.09
001	1418	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2383287	ELECTRIC 03/09/26-04/09/26	Electric Utility Services	543006-53150	\$55.72
001	1419	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2383285	ELECTRIC 03/09/26-04/09/26	Electric Utility Services	543006-53150	\$55.62
001	1420	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2402097	ELECTRIC 03/09/26-04/09/26	Electric Utility Services	543006-53150	\$55.52
001	1421	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2383295	ELECTRIC 03/09/26-04/09/26	Electric Utility Services	543006-53150	\$42.84
001	1422	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2346579	STREET LIGHTS 04/14/26	Street Lights	543013-53150	\$2,470.28
001	1423	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2347242	STREET LIGHTS 04/14/26	Street Lights	543013-53150	\$1,628.44
001	1424	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2347245	STREET LIGHTS 04/14/26	Street Lights	543013-53150	\$1,794.76
001	1425	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2383279	ELECTRIC 03/09/26-04/09/26	Electric Utility Services	543006-53150	\$48.11
001	1426	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	041426-2383281	ELECTRIC 03/09/26-04/09/26	Electric Utility Services	543006-53150	\$54.66
001	300000	04/23/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042226-2401944	ELECTRIC-DEPOSIT & CONNECTION FEE 20179890-2401944	Deposits - Water	156110-53150	\$300.00
001	300000	04/23/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042226-2401944	ELECTRIC-DEPOSIT & CONNECTION FEE 20179890-2401944	Electric Utility Services	543006-53150	\$40.00
001	300002	04/23/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042126-2405012	DEPOSIT & CONNECTION FEE 20179890-2405012	Electric Utility Services	543006-53150	\$40.00
001	300003	04/28/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042726-2406108	DEPOSIT & CONNECTION FEE 20179890-2406108	Deposits - Electric	156105-53150	\$300.00
001	300003	04/28/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042726-2406108	DEPOSIT & CONNECTION FEE 20179890-2406108	Electric Utility Services	543006-53150	\$40.00
001	300004	04/28/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042726-2406109	DEPOSIT & CONNECTION FEE 20179890-2406109	Deposits - Electric	156105-53150	\$300.00
001	300004	04/28/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042726-2406109	DEPOSIT & CONNECTION FEE 20179890-2406109	Electric Utility Services	543006-53150	\$40.00
001	300005	04/27/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042726-2406112	DEPOSIT & CONNECTION FEE 20179890-2406112	Deposits - Electric	156105-53150	\$300.00
001	300005	04/27/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042726-2406112	DEPOSIT & CONNECTION FEE 20179890-2406112	Electric Utility Services	543006-53150	\$40.00
001	300006	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042926-2401996	DEPOSIT & CONNECTION FEE 2401996	Deposits - Electric	156105-53150	\$300.00
001	300006	04/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042926-2401996	DEPOSIT & CONNECTION FEE 2401996	Electric Utility Services	543006-53150	\$65.00
001	DD035	04/01/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	040126-2401983	Electric Deposit	Deposits - Electric	156105-53150	\$3,200.00
001	DD036	04/01/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	040126-2401982	Electric Deposit	Deposits - Electric	156105-53150	\$1,315.00
001	DD037	04/01/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	040126-2401979	Electric Deposit	Deposits - Electric	156105-53150	\$1,260.00

TWO RIVERS EAST
Payment Register by Fund
 For the Period from 04/01/2026 to 04/30/2026
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Fund Total								\$80,943.84
<hr/>								
DEBT SERVICE FUND - 200								
200	1390	04/13/26	TWO RIVERS EAST	04092026-0409	SERIES 2023 FY26 DS	Cash in Transit	103200	\$140,790.63
200	300002	04/23/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	042126-2405012	DEPOSIT & CONNECTION FEE 20179890-2405012	Deposits - Electric	156105-53150	\$300.00
Fund Total								\$141,090.63
<hr/>								
Total Checks Paid								\$222,034.47

R BOARD RECORDS
CHARGE C5002

Prepared by/Return to:
Real Property Division
7220 Osteen Road
New Port Richey, FL 34653

Property Appraiser's Parcel ID Nos:
(a portion of):
28-26-21-0030-49900-0000 &
33-26-21-0030-49900-0000

WARRANTY DEED

THIS WARRANTY DEED is made by TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, whose address is 2005 Pan Am Circle, Ste. 300, Tampa, FL 33607 hereinafter called "GRANTOR," to PASCO COUNTY, a political subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter called the "GRANTEE," and its successors and assigns.

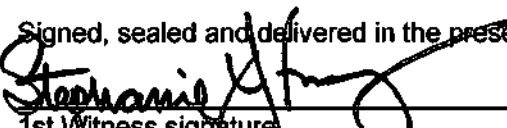
WITNESSETH, that GRANTOR, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto GRANTEE all that certain land situate in Pasco County, State of Florida, to wit:

See legal description, attached hereto as Exhibit "A," and by reference made a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

AND GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed in its name to be hereunto affixed, by its proper officer, thereunto duly authorized, this 25th day of February, 2026.

Signed, sealed and delivered in the presence of:

1st Witness signature
STEPHANIE VITREY
Print name
111 S. Armenia Ave.
Address
Tampa FL 33609
City, State, Zip Code

GRANTOR:
TWO RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT,
a local unit of special-purpose
government organized and existing
under Chapter 190, Florida Statutes

By: 
Carlos De La Ossa, its Chair

Signed, sealed and delivered in the presence of:

Anastasi Acosta
2nd Witness signature

Anastasia Ciccolini
Print name

111 S. Armenia Ave
Address

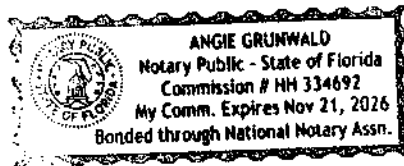
Tampa FL 33609
City, State, Zip Code

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of Feb, 2026 by Carlos De La Ossa, as Chair, of TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, on behalf of the company, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Angie Grunwald
Notary Signature

Exhibit "A"

**TWO RIVERS PARCEL F1
(Public) Right-of-Way for LODGE GRASS BOULEVARD**

DESCRIPTION: ALL of the (Public) Right-of-Way for Lodge Grass Boulevard, according to the plat of TWO RIVERS PARCEL F1, as recorded in Plat Book 96, Pages 108 through 119 inclusive, of the Public Records of Pasco County, Florida, lying in Sections 28 and 33, Township 26 South, Range 21 East, Pasco County, Florida.

**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609
PHONE (813) 221-5200

No.	Date	Description	Drawn
REVISIONS			

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

Drawn: VBR | Checked: AWM | Order No.: AM-EPG-TR-004

Date: 01/08/28 | Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CONV-08.dwg

File Path: P:\Data\Records\Parcel F1\Par\Map\AWM\08.dwg

SHEET NO. 1 OF 10 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
PAID SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEC.'S 28 AND 33, TWP. 26 S., RNC. 21 E.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	25.00	90°00'00"	39.27	35.36	N.24°44'51"W.
2	2171.00	04°39'27"	176.48	176.43	N.67°25'08"W.
3	2150.00	64°44'08"	2429.17	2302.01	N.28°52'04"W.
4	2050.00	34°31'54"	1235.52	1216.91	N.13°45'57"W.
5	1000.00	03°56'07"	68.68	68.67	N.29°03'51"W.
6	2171.00	14°06'21"	534.49	533.14	N.20°02'37"W.
7	25.00	90°00'00"	39.27	35.36	N.57°59'27"W.
8	25.00	90°00'00"	39.27	35.36	S.32°00'33"W.
9	2029.00	07°06'55"	251.97	251.81	S.16°32'54"E.
10	2040.00	04°23'38"	156.45	156.41	S.22°18'11"E.
11	2150.00	28°00'00"	1050.69	1040.26	S.10°30'00"E.
12	2050.00	49°35'44"	1774.50	1719.61	S.21°17'52"E.
13	1800.00	23°39'07"	743.05	737.78	S.57°55'18"E.
14	25.00	90°00'00"	39.27	35.36	N.65°15'09"E.
15	2100.00	11°30'33"	421.84	421.13	S.18°44'43"E.
16	2100.00	28°00'00"	1026.25	1016.07	S.10°30'00"E.
17	2100.00	73°14'51"	2684.66	2505.54	S.33°07'26"E.

BASIS OF BEARINGS

The South boundary of the Southwest 1/4 of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.89°33'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation

**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. AZEEL STREET, SUITE 150

TAMPA, FL 33609

PHONE (813) 221-5200

Drawn: VBR | Checked: ANM | Order No.: AM-EPG-TR-084

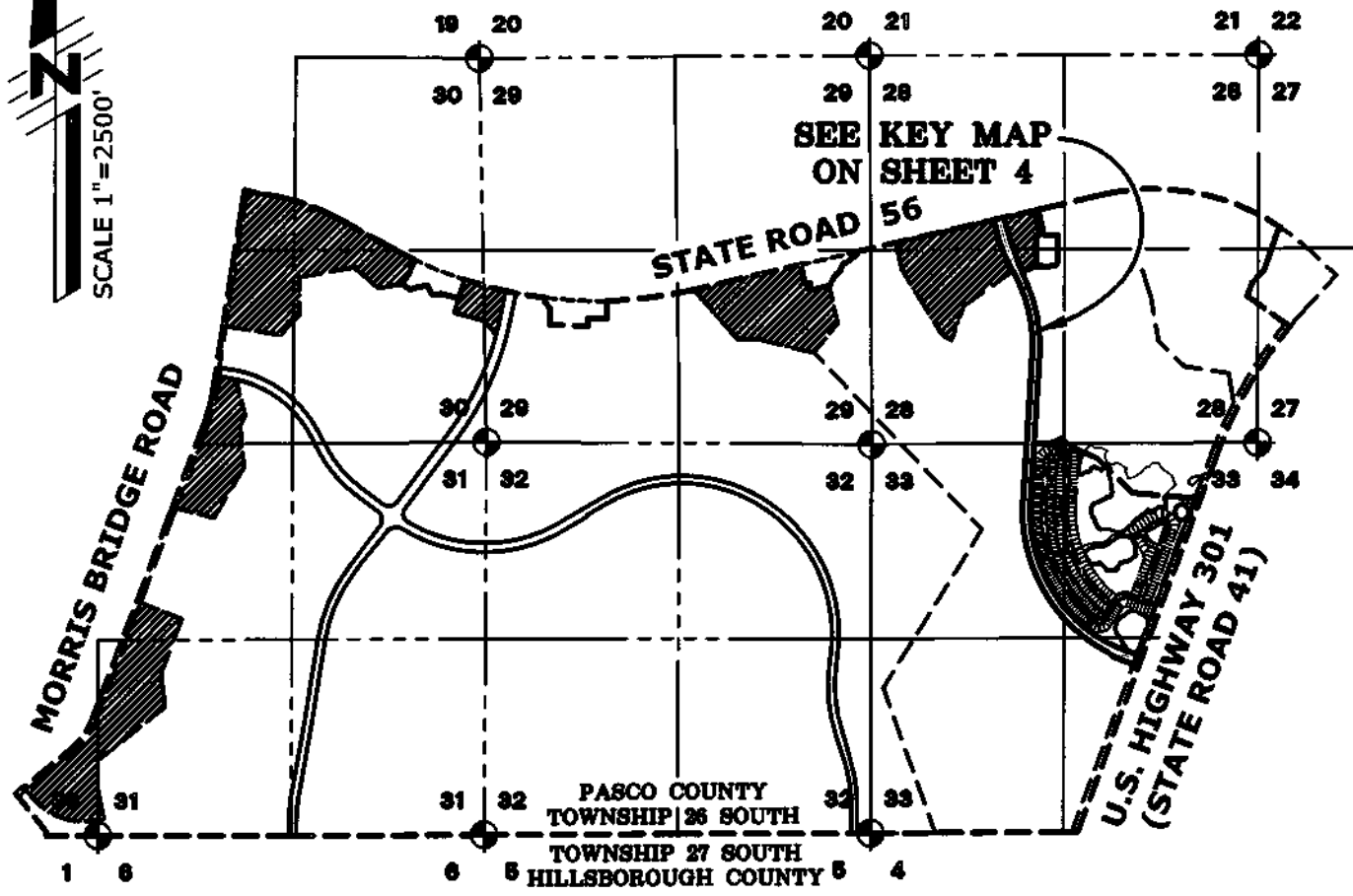
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File Path: P:\26 South\Parcel P1\Plot\Legend.dwg

SEC. 5 28 AND 33, TWP. 26 S., RANG. 21 E.

No.	Date	Description	Den.
REVISIONS			

SHEET NO. 2 OF 10 SHEETS



LOCATION MAP

**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

AMERRITT, INC.

LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609
PHONE (813) 221-5200

Drawn: VBR | Checked: AMM | Order No.: AMI-EPG-TR-084

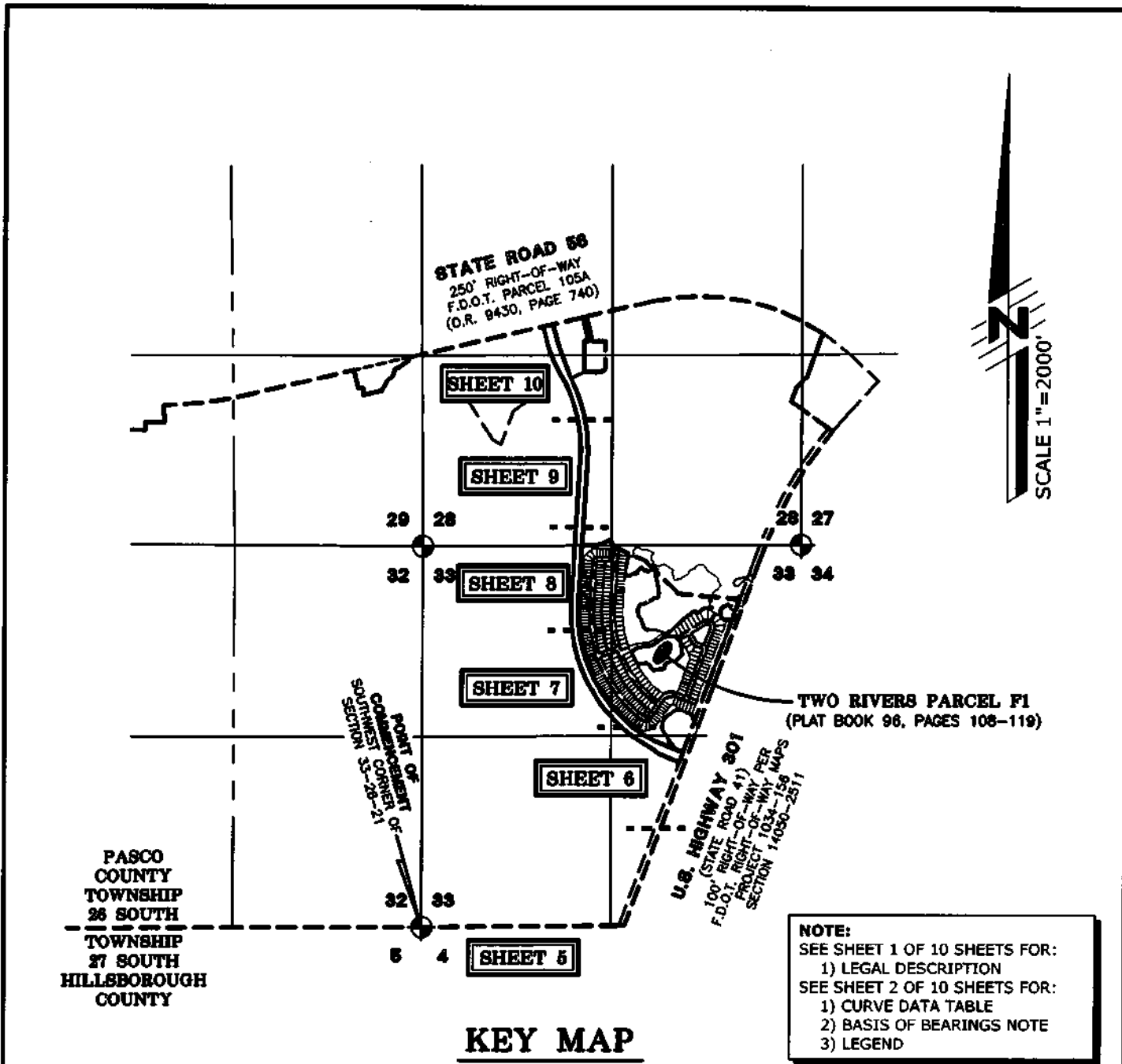
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SEC.'S 28 AND 33, TWP. 26 S., RING. 21 E.

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 3 OF 10 SHEETS			

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
ROSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
IMBED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

AMERRITT, INC.

LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609
PHONE (813) 221-5200

Drawn: VBR Checked: ANM Order No.: AM-EPG-TR-084

Date: 01/06/26 Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CON-05.dwg

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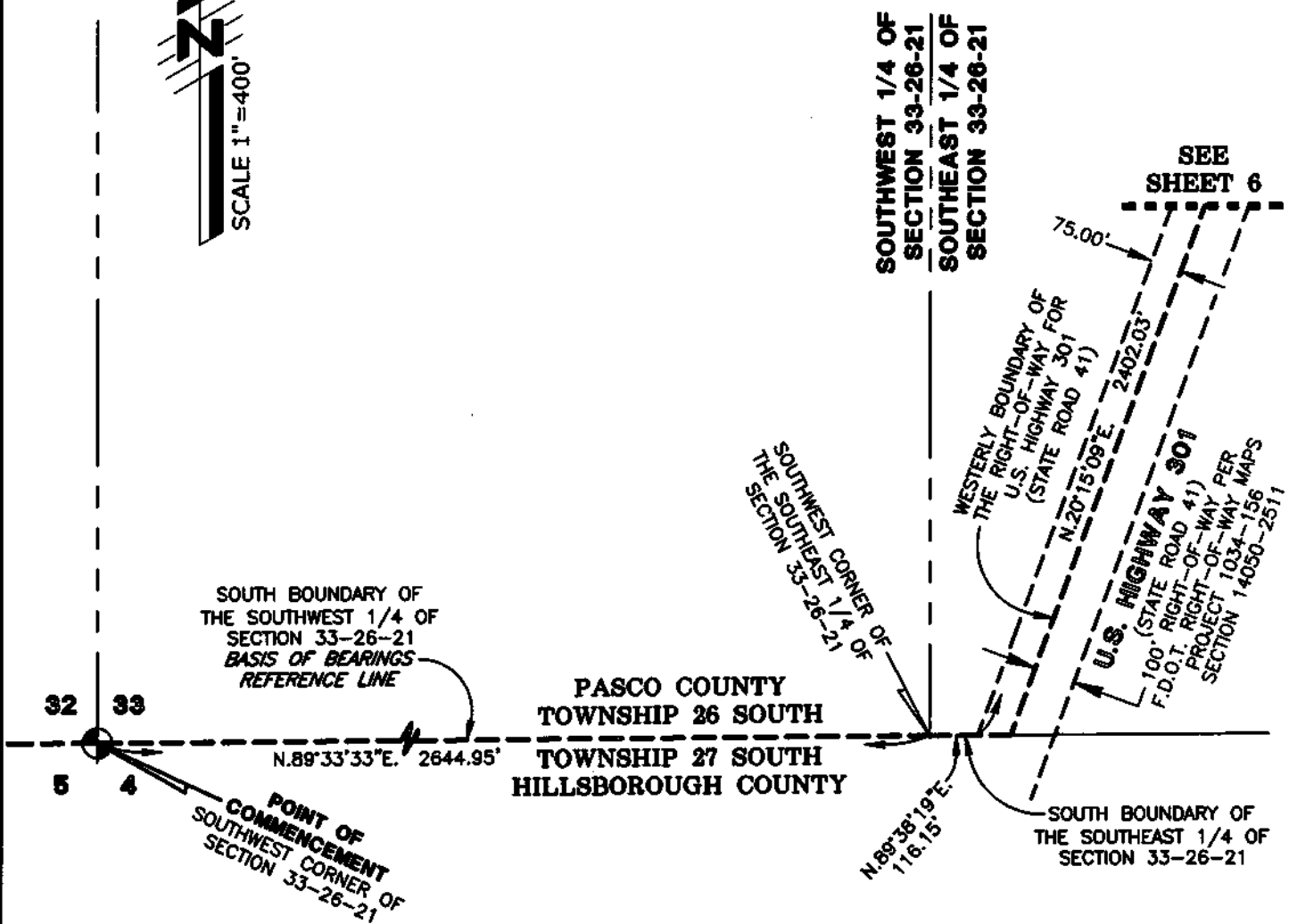
SEC.'S 28 AND 33, TWP. 26 S., RING. 21 E.

No.	Date	Description	Dem.
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REVISIONS

SHEET NO. 4 OF 10 SHEETS

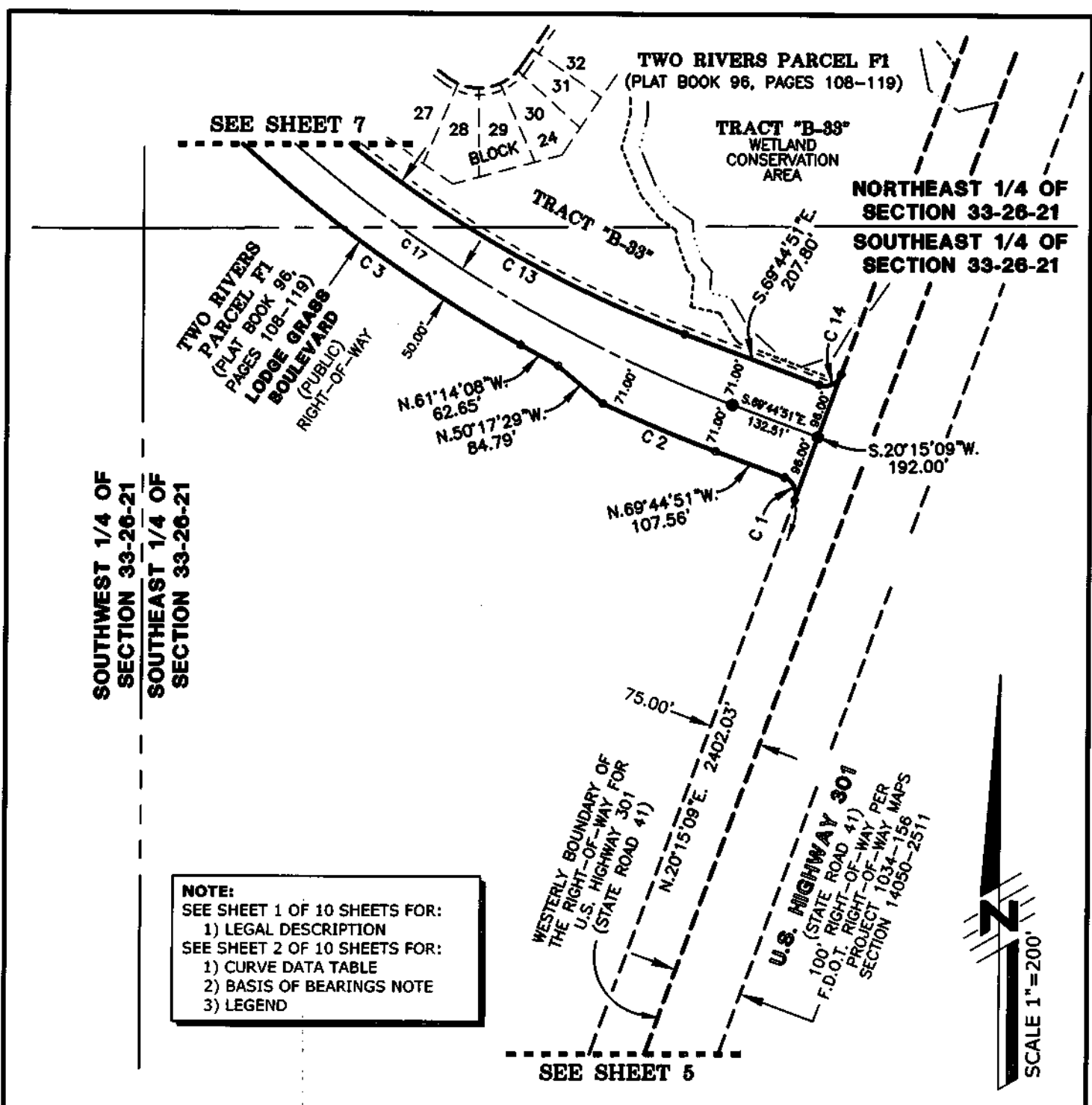
NOTE:
 SEE SHEET 1 OF 10 SHEETS FOR:
 1) LEGAL DESCRIPTION
 SEE SHEET 2 OF 10 SHEETS FOR:
 1) CURVE DATA TABLE
 2) BASIS OF BEARINGS NOTE
 3) LEGEND



**TWO RIVERS EAST
 LODGE GRASS BOULEVARD
 RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: EPG-TWO RIVERS, LLC	
DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEELE STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Drawn: VBR Checked: AMM Order No.: AM-EPG-TR-004
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 01/08/28 Dwg: 2Rivers P1 LODGE GRASS BLVD-Pasco RW CONV-05.dwg
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	SEC.'S 26 AND 33, TWP. 26 S., RNG. 21 E.

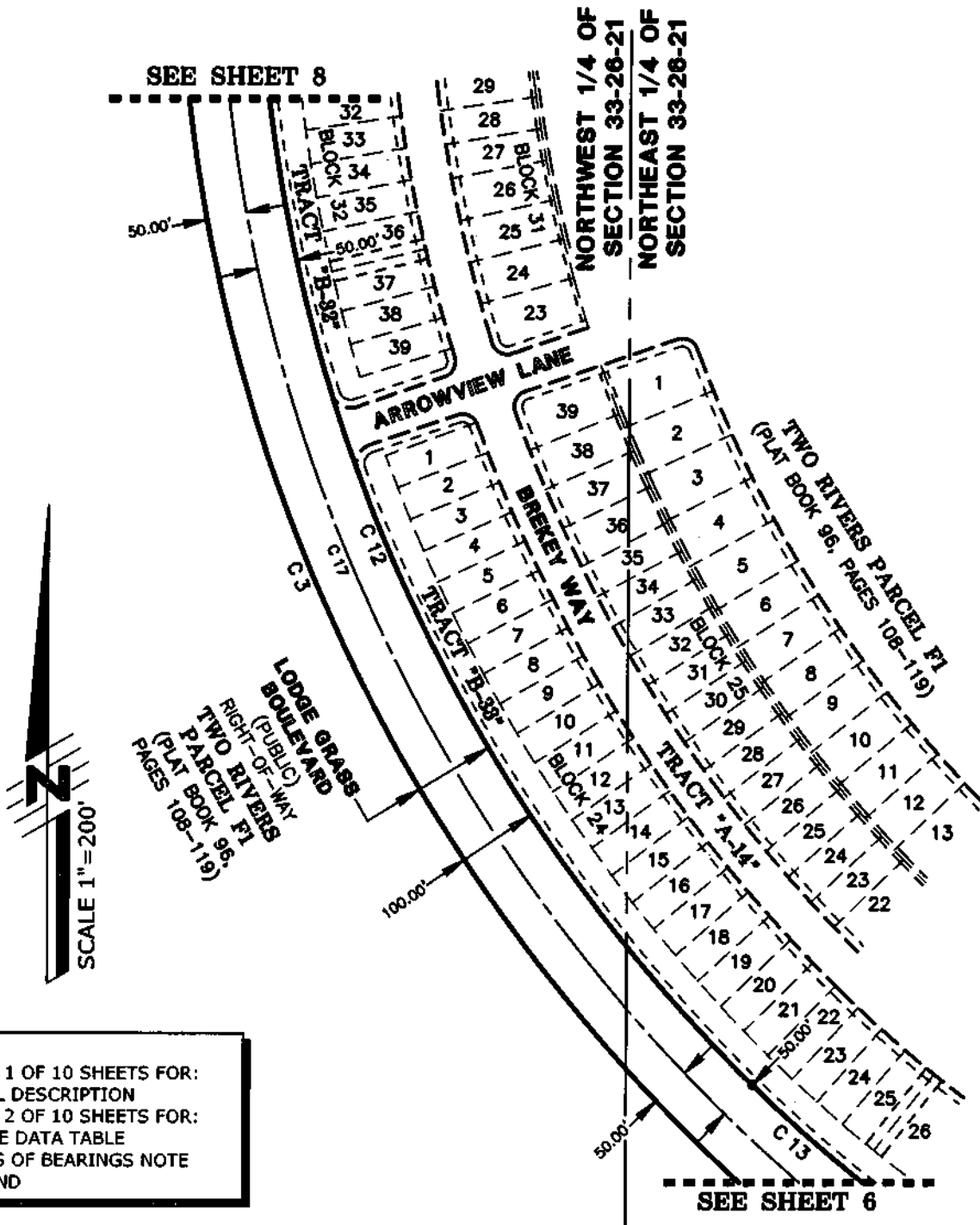
No.	Date	Description	Drawn
REVISIONS			
SHEET NO. 5 OF 10 SHEETS			



**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: EPG-TWO RIVERS, LLC	
DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEELE STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: VGR Checked: AMM Order No.: AM-EPG-TR-064 Date: 01/08/26 Dwg: 2Rivers F1 LODGE GRASS BLVD-Parce RW CON-05.dwg File Path: P:\New Plans\2025\1034-156\Map\26 E.dwg
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No.	Date	Description	Drawn
REVISIONS			
SHEET NO. 6 OF 10 SHEETS			



NOTE:
 SEE SHEET 1 OF 10 SHEETS FOR:
 1) LEGAL DESCRIPTION
 SEE SHEET 2 OF 10 SHEETS FOR:
 1) CURVE DATA TABLE
 2) BASIS OF BEARINGS NOTE
 3) LEGEND

**TWO RIVERS EAST
 LODGE GRASS BOULEVARD
 RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
 (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
 SIGNATURE AND SEAL.**

Arthur W. Merritt
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **4498**

AMERRITT, INC.

LAND SURVEYING AND MAPPING
 LICENSED BUSINESS NUMBER LB7778
 3010 W. AZEELE STREET, SUITE 150
 TAMPA, FL 33609
 PHONE (813) 221-5200

Drawn: VBR Checked: AMM Order No.: AM-EPG-TR-084

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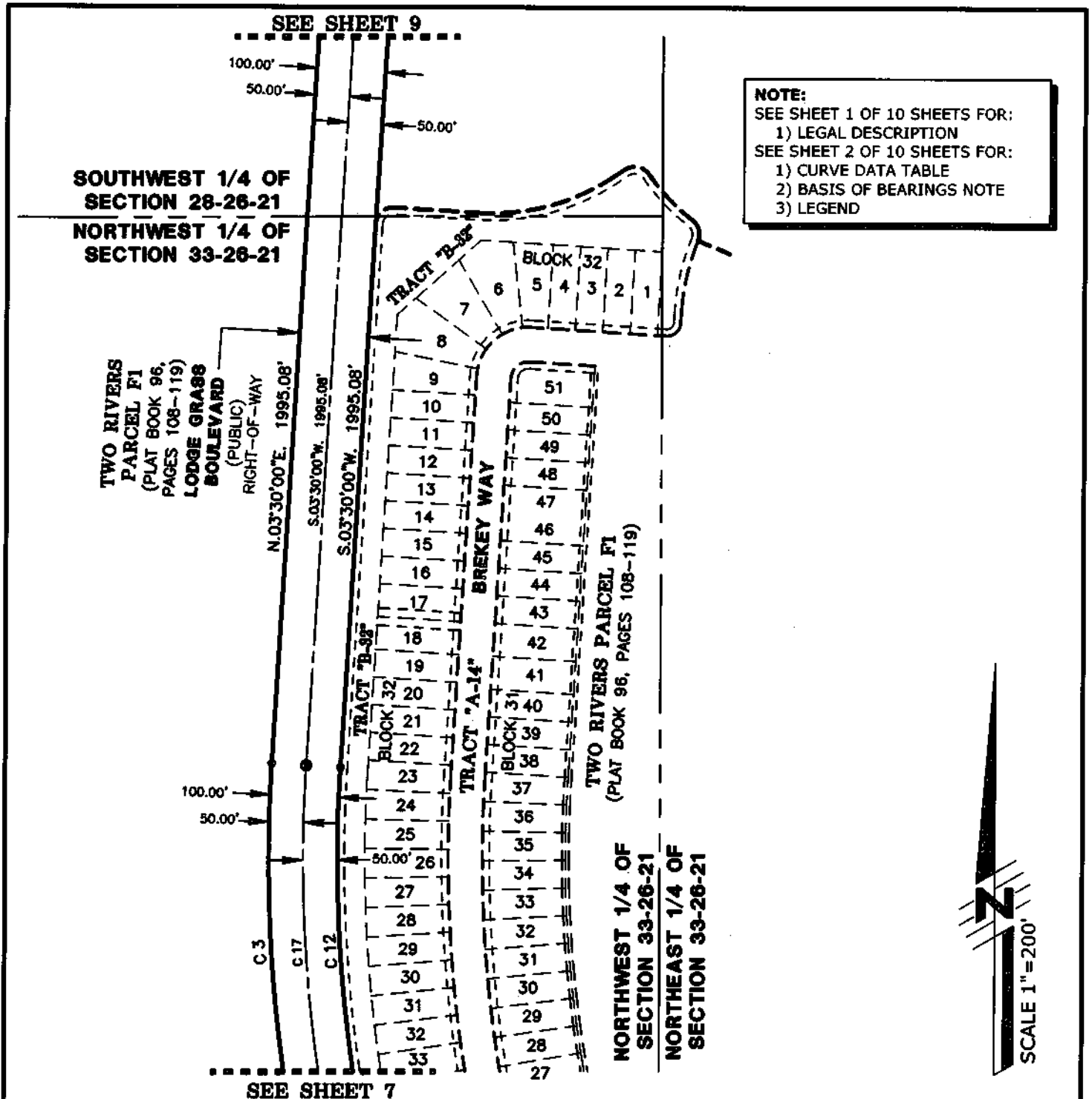
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SEC. 28 AND 33, TWP. 26 S., RANG. 21 E.

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 7 OF 10 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



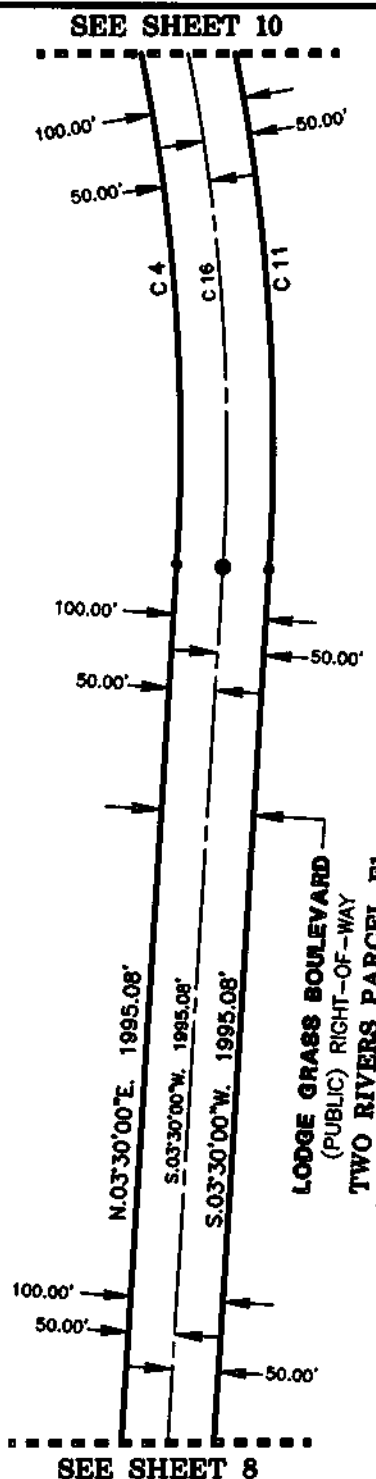
NOTE:
 SEE SHEET 1 OF 10 SHEETS FOR:
 1) LEGAL DESCRIPTION
 SEE SHEET 2 OF 10 SHEETS FOR:
 1) CURVE DATA TABLE
 2) BASIS OF BEARINGS NOTE
 3) LEGEND



**TWO RIVERS EAST
 LODGE GRASS BOULEVARD
 RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: EPG-TWO RIVERS, LLC	
DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEEL STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: VBR Checked: ANM Order No.: AMI-EPG-TR-064 Date: 01/08/26 Dwg: 2Rivers Fl Lodge Grass Blvd-Pasco R/W CORW-05.dwg File Path: P:\2025\2025\Drawings\26\10\10\26-10-10.dwg
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SEC.'S 26 AND 33, TWP. 26 S., RING. 21 E.	

No.	Date	Description	Drawn
REVISIONS			
SHEET NO. 8 OF 10 SHEETS			



NOTE:
 SEE SHEET 1 OF 10 SHEETS FOR:
 1) LEGAL DESCRIPTION
 SEE SHEET 2 OF 10 SHEETS FOR:
 1) CURVE DATA TABLE
 2) BASIS OF BEARINGS NOTE
 3) LEGEND

SOUTHWEST 1/4 OF SECTION 28-26-21
 SOUTHEAST 1/4 OF SECTION 28-26-21

LODGE GRASS BOULEVARD
 (PUBLIC) RIGHT-OF-WAY
 TWO RIVERS PARCEL F1
 (PLAT BOOK 96, PAGES 108-119)



**TWO RIVERS EAST
 LODGE GRASS BOULEVARD
 RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
 (Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING
 LICENSED BUSINESS NUMBER LB7778
 3010 W. AZEELE STREET, SUITE 150
 TAMPA, FL 33609
 PHONE (813) 221-5200

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

Drawn: VBR Checked: AMM Order No.: AMB-EPG-TR-004

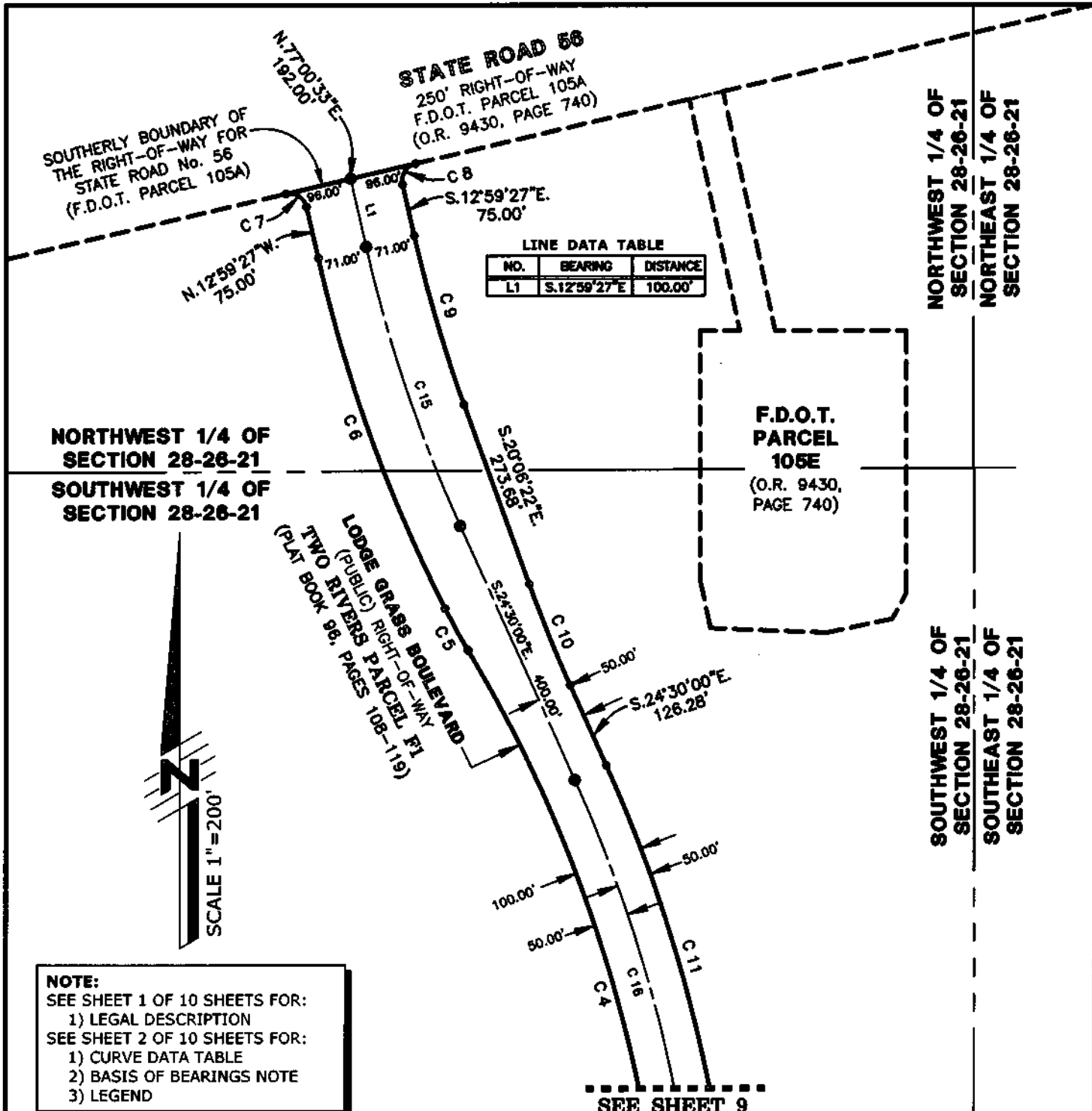
Date: 01/08/26 Dwg: 2855-21 F1 LODGE GRASS BLVD-Parcel F1 CONY-05.dwg
 File Path: P:\26 Rivers\Parcel F1\26RivLodGrBld.dwg

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 9 OF 10 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEC. 28 AND 33, TWP. 28 S., RANG. 21 E.



LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	S.12°59'27"E.	100.00'

NOTE:
 SEE SHEET 1 OF 10 SHEETS FOR:
 1) LEGAL DESCRIPTION
 SEE SHEET 2 OF 10 SHEETS FOR:
 1) CURVE DATA TABLE
 2) BASIS OF BEARINGS NOTE
 3) LEGEND

SEE SHEET 9
TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL

Prepared For: EPG-TWO RIVERS, LLC	
DESCRIPTION SKETCH (Not a Survey)	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEELE STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200
Drawn: VBR	Checked: AWM
Date: 01/08/20	Order No.: AM-EPG-TR-084
File Path: P:\Info Services\Parcel FIVest\LogoRW\CON	
SEC. 28 AND 33, TWP. 26 S., RANG. 21 E.	

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 10 OF 10 SHEETS			

BY THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 26-199

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, CANCELLING TAXES ON CERTAIN PROPERTY ACQUIRED BY PASCO COUNTY FOR THE USE AND BENEFIT OF THE CITIZENS OF PASCO COUNTY; DECLARING SUCH PROPERTY EXEMPT FROM TAXATION.

WHEREAS, section 196.28, Florida Statutes, authorizes the Board of County Commissioners of each county in the state to cancel and discharge any and all liens for taxes, either delinquent or current, on property held or owned by the county for public use; and

WHEREAS, the property described in Exhibit "A", attached hereto and incorporated herein by reference (Property), was acquired by Pasco County from TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (Grantor), for the use and benefit of the citizens of Pasco County, which constitutes a valid public purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled that:

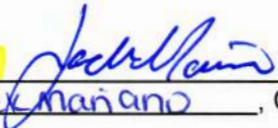
1. The WHEREAS CLAUSES set forth above are incorporated herein by reference and made a part of this resolution.
2. The liens for all taxes on the Property, described in Exhibit "A," to the extent of the County's prorated share as of the date of acquisition of the same by the County, are hereby cancelled and discharged.
3. From February 25th, 2026, henceforth, said Property shall remain exempt from ad valorem taxation for as long as the same shall be owned by the County and used for a public purpose.

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Pasco County Tax Collector and the Pasco County Property Appraiser for their action in accordance with this resolution.

DONE AND RESOLVED, with a quorum present and voting, this 21st day of April, 2026.



BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

BY  Jack Mariano, CHAIRMAN

APPROVED
IN SESSION
APR 21 2026
PASCO COUNTY
BCC

C11

Exhibit "A"

TWO RIVERS PARCEL F1 (Public) Right-of-Way for LODGE GRASS BOULEVARD

DESCRIPTION: ALL of the (Public) Right-of-Way for Lodge Grass Boulevard, according to the plat of TWO RIVERS PARCEL F1, as recorded in Plat Book 96, Pages 108 through 119 inclusive, of the Public Records of Pasco County, Florida, lying in Sections 28 and 33, Township 26 South, Range 21 East, Pasco County, Florida.

TWO RIVERS EAST LODGE GRASS BOULEVARD RIGHT-OF-WAY CONVEYANCE PARCEL

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778
3010 W. AZEELE STREET, SUITE 150
TAMPA, FL 33609
PHONE (813) 221-5200

Drawn: VBR Checked: AMM Order No.: AMI-EPG-TR-084

Date: 01/08/28 Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CONV-DS.dwg

File Path: F:\Two Rivers\Parcel F1\Plot\Legal\RW CONV

SEC.'S 28 AND 33, TWP. 26 S., RING. 21 E.

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 1 OF 10 SHEETS			

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	25.00	90°00'00"	39.27	35.36	N.24°44'51"W.
2	2171.00	04°39'27"	176.48	176.43	N.67°25'08"W.
3	2150.00	64°44'08"	2429.17	2302.01	N.28°52'04"W.
4	2050.00	34°31'54"	1235.52	1216.91	N.13°45'57"W.
5	1000.00	03°56'07"	68.68	68.67	N.29°03'51"W.
6	2171.00	14°06'21"	534.49	533.14	N.20°02'37"W.
7	25.00	90°00'00"	39.27	35.36	N.57°59'27"W.
8	25.00	90°00'00"	39.27	35.36	S.32°00'33"W.
9	2029.00	07°06'55"	251.97	251.81	S.16°32'54"E.
10	2040.00	04°23'38"	156.45	156.41	S.22°18'11"E.
11	2150.00	28°00'00"	1050.69	1040.26	S.10°30'00"E.
12	2050.00	49°35'44"	1774.50	1719.61	S.21°17'52"E.
13	1800.00	23°39'07"	743.05	737.78	S.57°55'18"E.
14	25.00	90°00'00"	39.27	35.36	N.65°15'09"E.
15	2100.00	11°30'33"	421.84	421.13	S.18°44'43"E.
16	2100.00	28°00'00"	1026.25	1016.07	S.10°30'00"E.
17	2100.00	73°14'51"	2684.66	2505.54	S.33°07'26"E.

BASIS OF BEARINGS

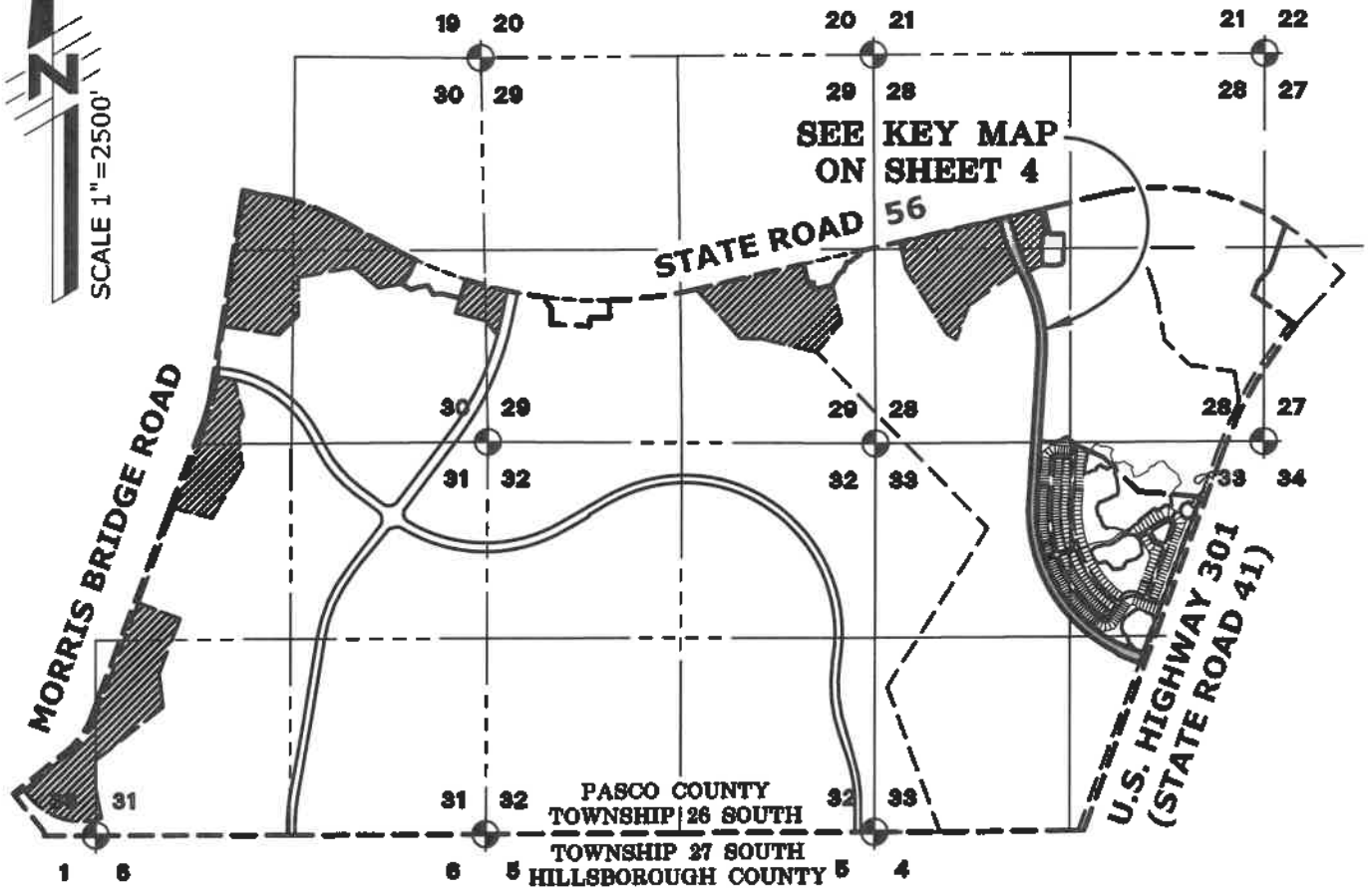
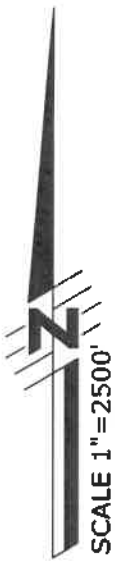
The South boundary of the Southwest 1/4 of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.89°33'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation

**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

	Prepared For: EPG-TWO RIVERS, LLC													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; text-align: center;"> DESCRIPTION SKETCH (Not a Survey) </td> <td style="width: 40%; text-align: center;"> AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. AZEEL STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200 </td> </tr> <tr> <td style="text-align: center;"> SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. </td> <td> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: VBR</td> <td>Checked: AWM</td> <td>Order No.: AM-EPG-TR-084</td> </tr> <tr> <td>Date: 01/08/26</td> <td colspan="2">Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CONV-DS.dwg</td> </tr> <tr> <td colspan="3"> <small>File Path: P:\Two Rivers\Parcel F1\dwg\log\26 03.dwg</small> </td> </tr> </table> </td> </tr> </table>	DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING <small>LICENSED BUSINESS NUMBER LB7778</small> 3010 W. AZEEL STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200	SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: VBR</td> <td>Checked: AWM</td> <td>Order No.: AM-EPG-TR-084</td> </tr> <tr> <td>Date: 01/08/26</td> <td colspan="2">Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CONV-DS.dwg</td> </tr> <tr> <td colspan="3"> <small>File Path: P:\Two Rivers\Parcel F1\dwg\log\26 03.dwg</small> </td> </tr> </table>	Drawn: VBR	Checked: AWM	Order No.: AM-EPG-TR-084	Date: 01/08/26	Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CONV-DS.dwg		<small>File Path: P:\Two Rivers\Parcel F1\dwg\log\26 03.dwg</small>		
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Drawn: VBR	Checked: AWM	Order No.: AM-EPG-TR-084												
Date: 01/08/26	Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CONV-DS.dwg													
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REVISIONS	SEC.'S 28 AND 33, TWP. 26 S., RANG. 21 E.													
SHEET NO. 2 OF 10 SHEETS														

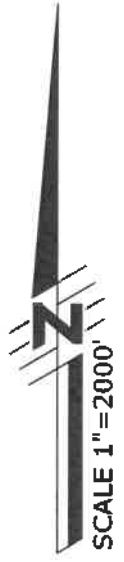
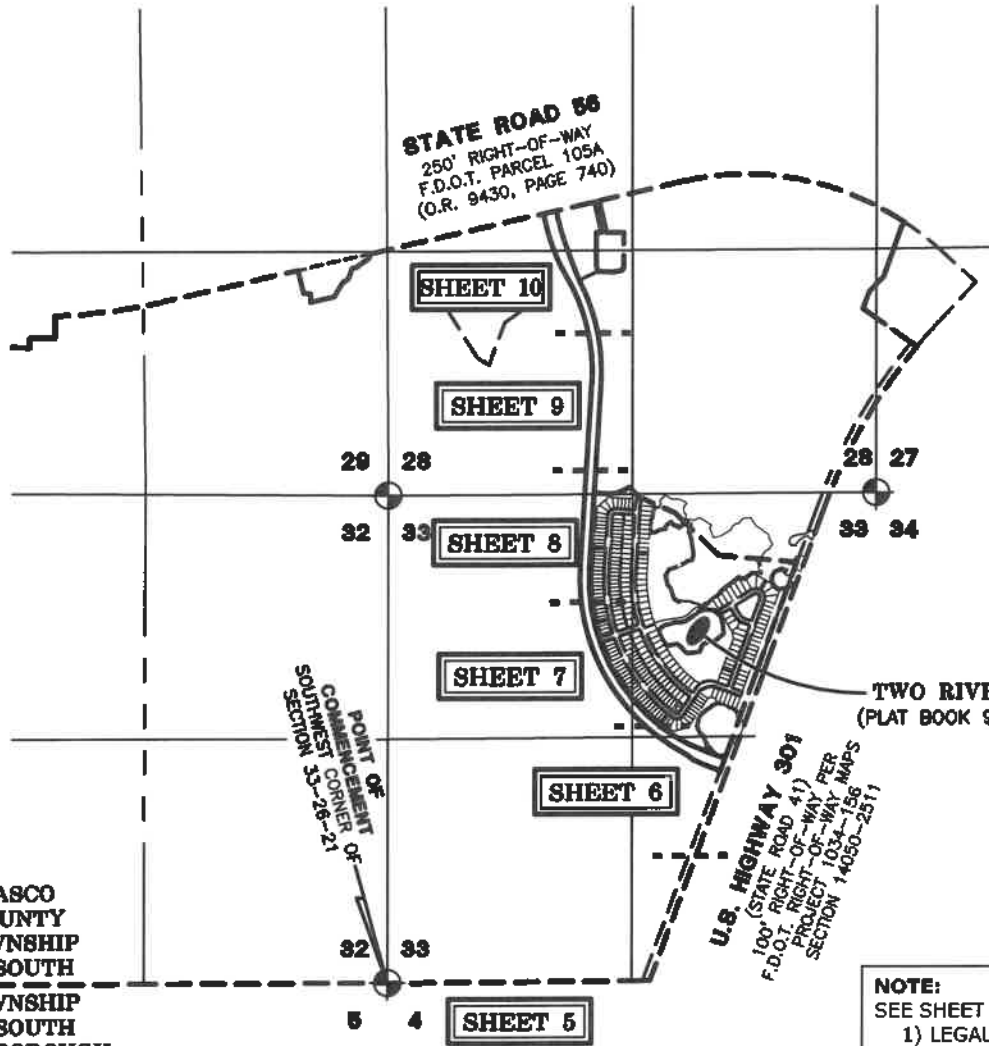


LOCATION MAP

**TWO RIVERS EAST
 LODGE GRASS BOULEVARD
 RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: EPG-TWO RIVERS, LLC	
DESCRIPTION SKETCH (Not a Survey)	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEEL STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-084
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 01/06/26 Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CONW-DS.dwg
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	SEC'S 28 AND 33, TWP. 26 S., RNG. 21 E.

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 3 OF 10 SHEETS			



NOTE:
SEE SHEET 1 OF 10 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 10 SHEETS FOR:
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2) BASIS OF BEARINGS NOTE
3) LEGEND

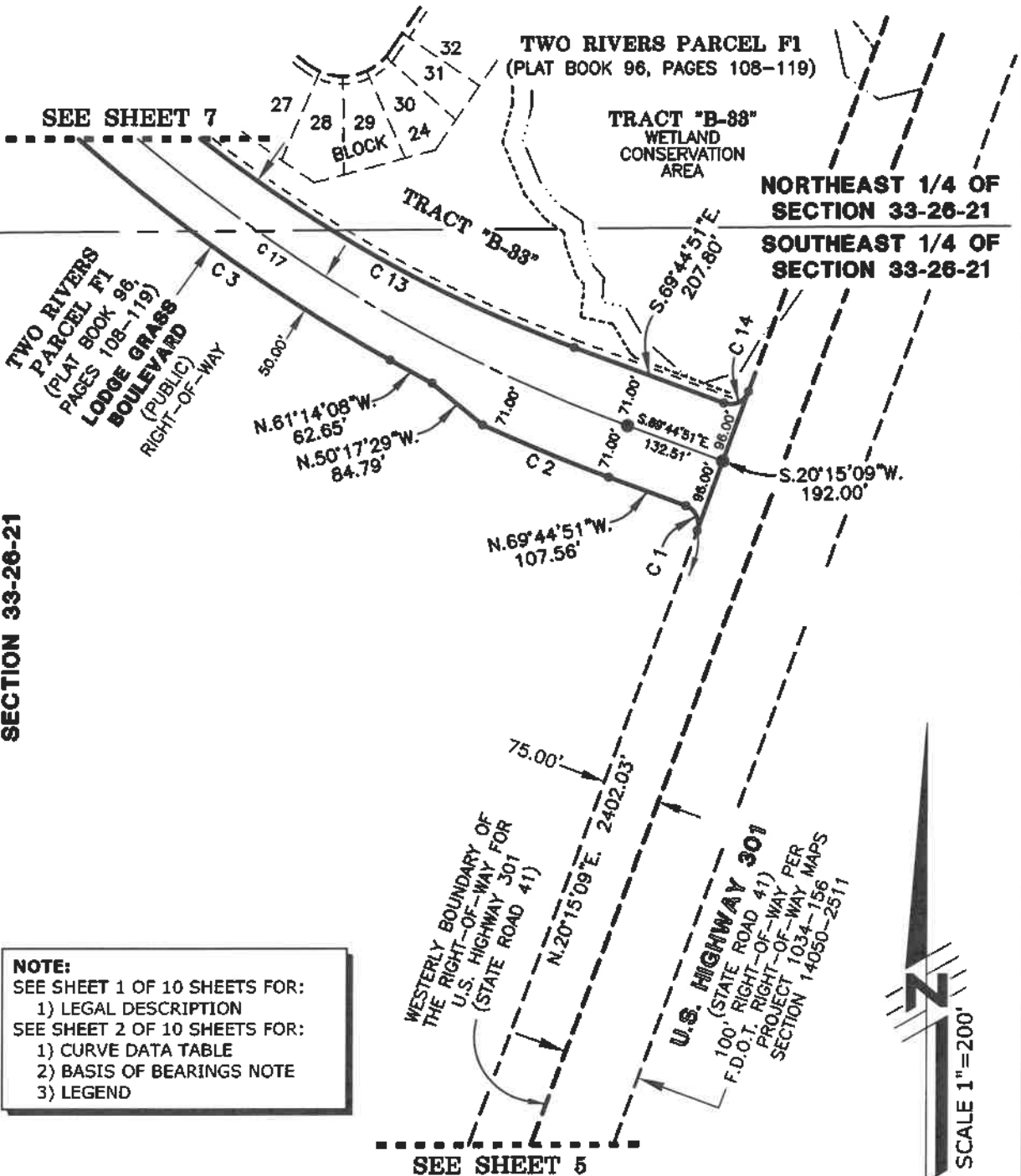
KEY MAP

**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

Prepared For: EPG-TWO RIVERS, LLC	
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Drawn: YBR	Checked: ANM
Date: 01/08/26	Order No.: AM-EPG-TR-084
Dwg: 2Rivers F1 LODGE GRASS BLVD-Pasco RW CON-05.dwg	
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SEC.'S 28 AND 33, TWP. 28 S., RING. 21 E.	

No.	Date	Description	Drawn
REVISIONS			
SHEET NO. 4 OF 10 SHEETS			

SOUTHWEST 1/4 OF SECTION 33-26-21
 SOUTHEAST 1/4 OF SECTION 33-26-21



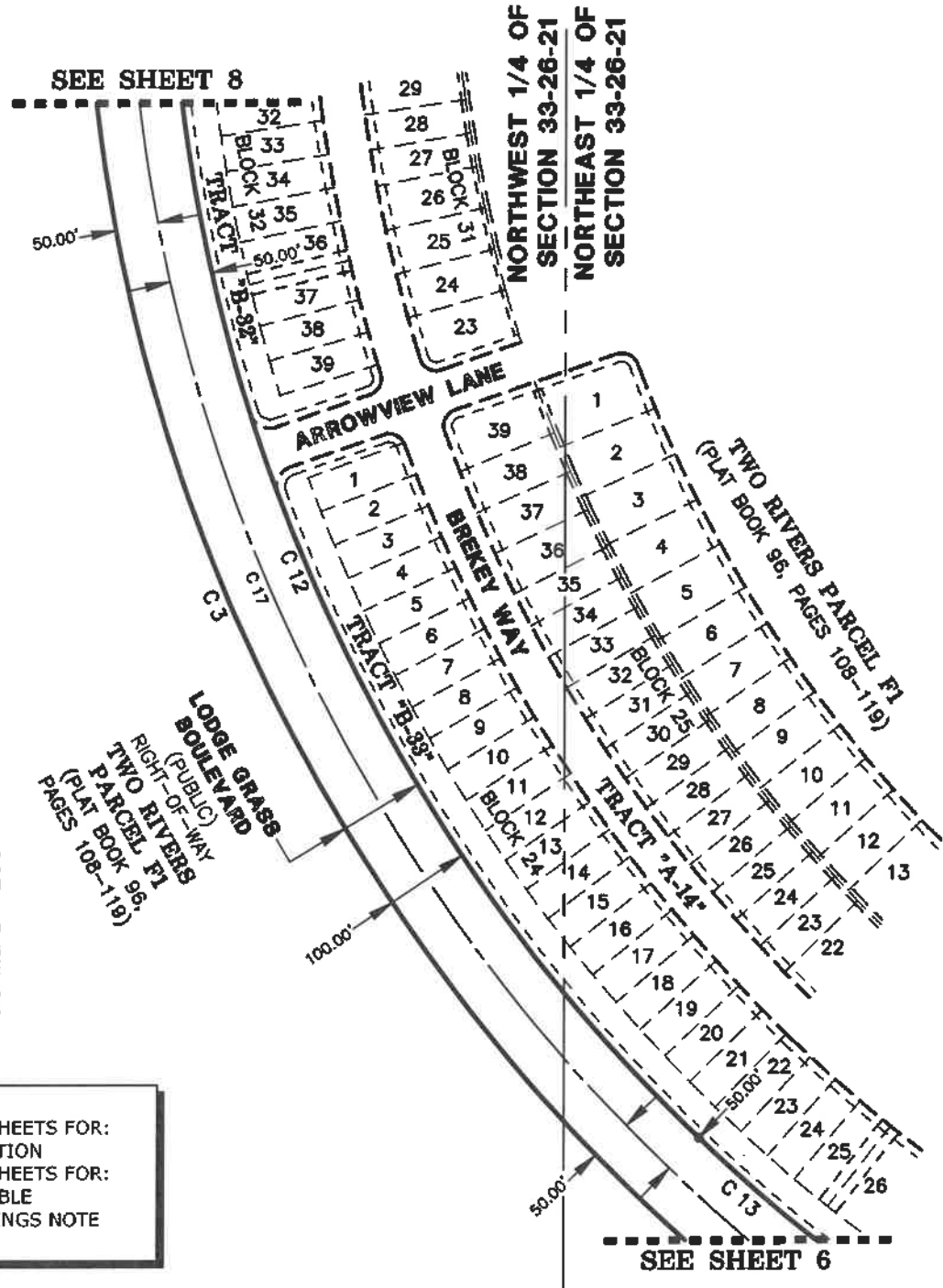
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**TWO RIVERS EAST
 LODGE GRASS BOULEVARD
 RIGHT-OF-WAY CONVEYANCE PARCEL**

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SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	Drawn: VBR Checked: ANM Order No.: AMI-EPG-TR-084
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Date: 01/08/28 Dwg: 2Rivers F1 LODGE GRASS BLVD-Peaco RW CONW-05.dwg
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	File Path: P:\Two Rivers\Parcel F1\Par\Legal\05.dwg
	SEC.'S 28 AND 33, TWP. 26 S., RNG. 21 E.

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 8 OF 10 SHEETS			

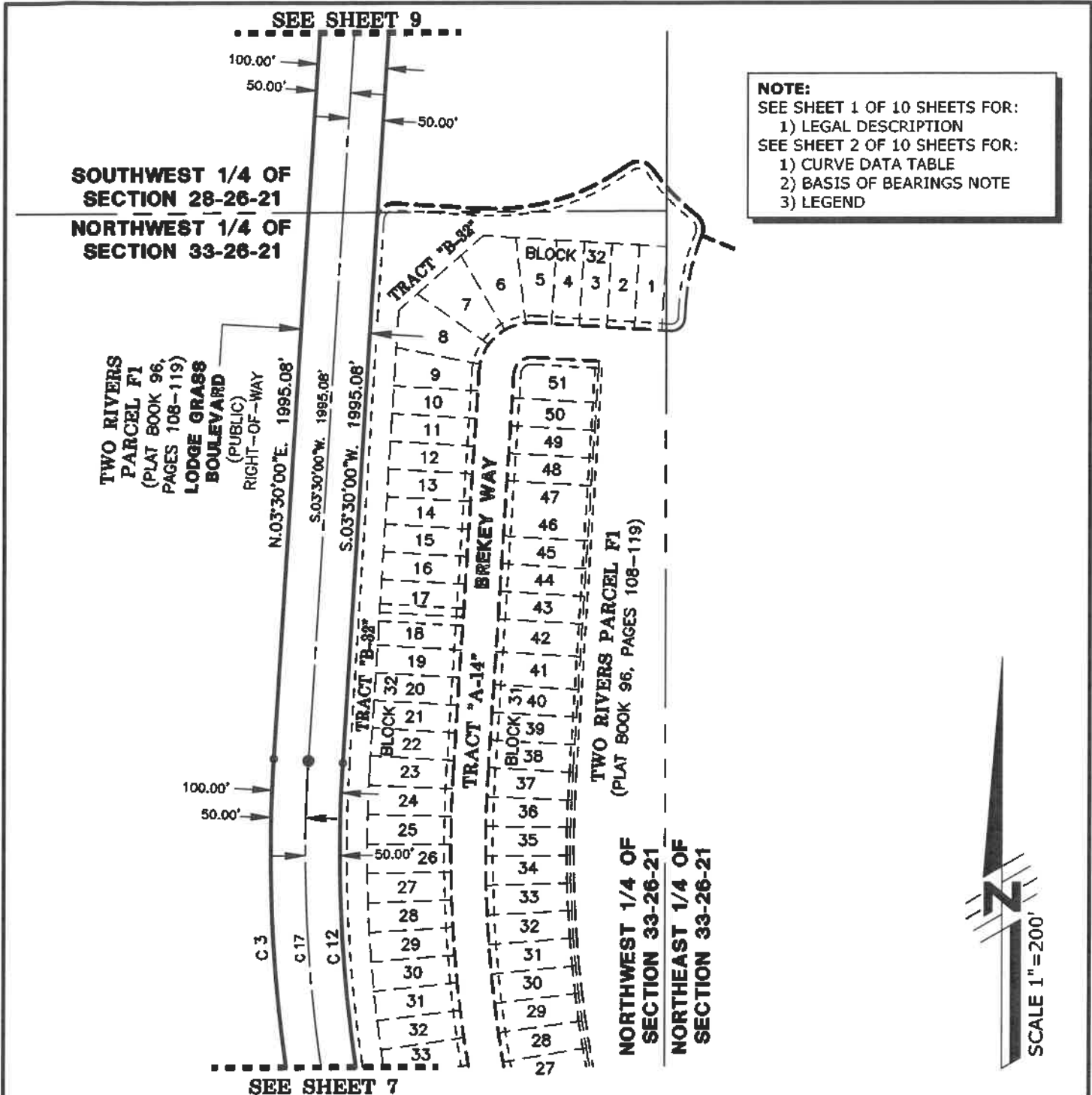


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Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-084 Date: 01/08/28 Dwg: 2Rivers F1 LODGE GRASS BLVD-Peaco RW CONV-05.dwg File Path: F:\Projects\Parcel F1\280108\280108.dwg
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	SEC. 26 AND 33, TWP. 20 S., RING. 21 E.

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 7 OF 10 SHEETS			

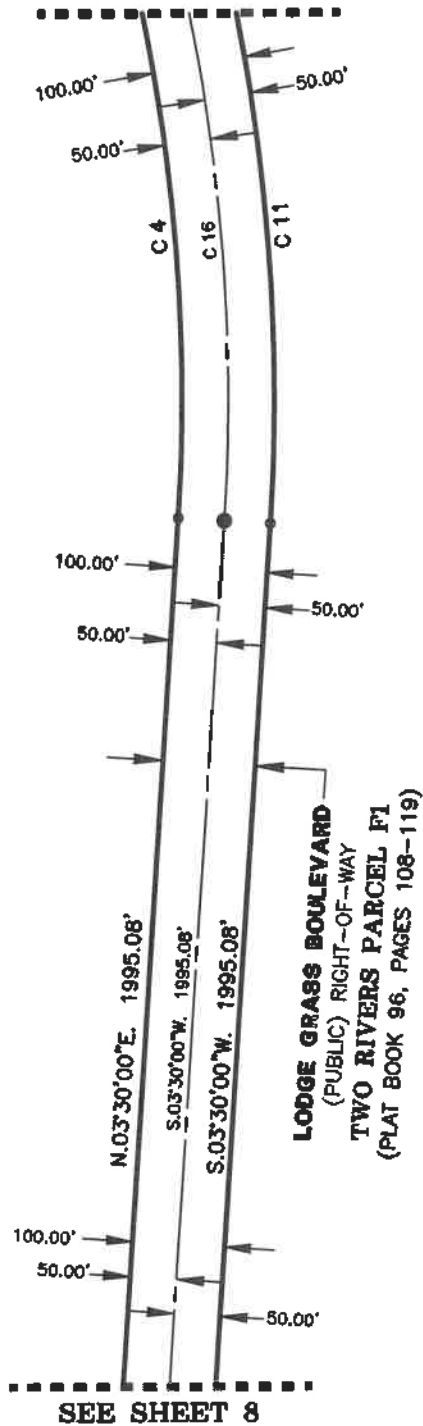


**TWO RIVERS EAST
 LODGE GRASS BOULEVARD
 RIGHT-OF-WAY CONVEYANCE PARCEL**

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Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEEL STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200
Drawn: VBR	Checked: AMW
Date: 01/08/26	Order No.: AMI-EPG-TR-084
Date: 01/08/26	
Dwg: 2Rivers F1 LODGE GRASS BLVD-Force RW CONN-US.dwg	
File Path: P:\two Rivers\Ford F1\us\log\26.dwg	
SEC.'S 28 AND 33, TWP. 28 S., RNG. 21 E.	

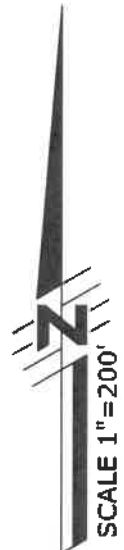
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 8 OF 10 SHEETS			

SEE SHEET 10



SOUTHWEST 1/4 OF SECTION 28-26-21
SOUTHEAST 1/4 OF SECTION 28-26-21

NOTE:
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**TWO RIVERS EAST
LODGE GRASS BOULEVARD
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Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
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LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

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PHONE (813) 221-5200

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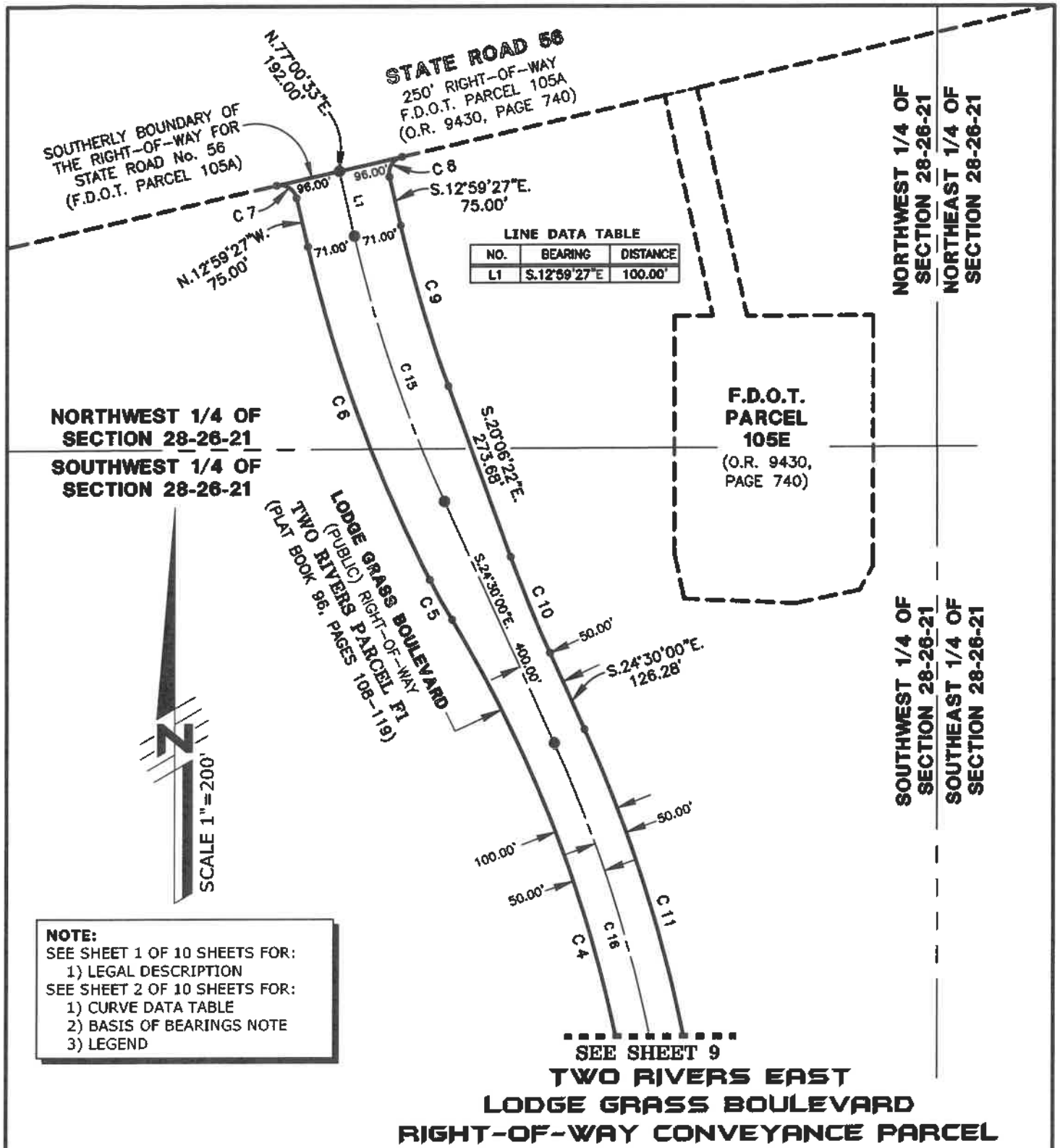
Date: 01/08/26 Day: 28hrs F1 LODGE GRASS BLVD-Posco RW CONW-05.4mg

File Path: P:\2006\2006\Parcel F1\par1\epg\tr 084.dwg

SEC.'S 28 AND 33, TWP. 28 S., RING. 21 E.

No.	Date	Description	Drawn
REVISIONS			

SHEET NO. 9 OF 10 SHEETS



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Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
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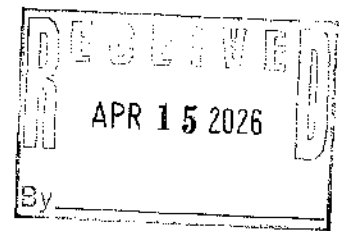
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Date: 01/08/26 Dwg: 2Rivers F1 LODGE GRASS BLVD-Posco RW CON-05.dwg
File Path: P:\New Plans\Parcel F1\Plot\Legal\26 CON

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEC.'S 26 AND 33, TWP. 26 S., RNG. 21 E.

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 33-26-21-0060-01600-0170



Easement Encroachment Agreement

This Easement Encroachment Agreement (this "Agreement") is entered into as of April 14th, 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 **Javier Eduardo Agredo and Yolanda Del Carmen Diaz** (collectively hereinafter the "Landowner"), whose physical address is 1400 Broward Drive, Zephyrhills, Florida 33541.

WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of **BLOCK 16, LOT 17, TWO RIVERS PARCEL E2 PHASE A** (the "Property"), a subdivision according to the plat thereof recorded at Plat Book 97, Page(s) 85-98, of the Public Records of Pasco County, Florida (the "Plat"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 12.5' (CDD) Drainage & Access Easement (the "Easement") on the South South-Westerly 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:

LANDOWNER:

Bennett Quades
 Print Name: Bennett Quades
 Address: 4850 Allen Rd
Zephyrhills, FL 33541


Yolanda Del Carmen Diaz
 Name: Yolanda Del Carmen Diaz
 Title: Landowner

Cindy Foy
 Print Name: Cindy Foy
 Address: 4850 Allen Rd
Zephyrhills, FL 33541

STATE OF FLORIDA
 COUNTY OF PASCO

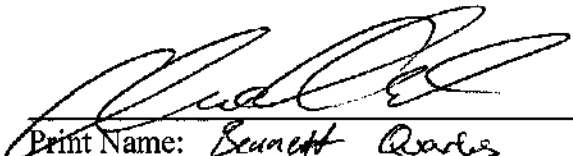
The foregoing instrument was acknowledged before me by means of physical presence on April 13th 2026, by YOLANDA DEL CARMEN DIAZ, Landowner, who [] is personally known to me or [] has produced Driver's License (type of identification) as identification. # 8601-322-44-500-0

Joelyn Sangiovanni
 Notary Public Signature


 JOCELYN SANGIOVANNI
 Notary Public
 State of Florida
 Comm# HH529307
 Expires 5/20/2028

WITNESSES:


LANDOWNER



 Print Name: Bennett Quarles
 Address: 4850 Allen Rd
Zephyrhills, FL 33541



 Name: Javier Eduardo Agredo
 Title: Landowner




 Print Name: Cindy Fox
 Address: 4850 Allen Rd
Zephyrhills, FL 33541

STATE OF FLORIDA
 COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on April 13th, 2026, by JAVIER EDUARDO AGREDO, Landowner, who [] is personally known to me or has produced DRIVER'S LICENSE (type of identification) as identification. # A301-535-56-000-0



 Notary Public Signature

Notary Seal  JOCELYN BANGIOVANNI
 Notary Public
 State of Florida
 Comm# HHS29307
 Expires 5/20/2028

WITNESSES:

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

[Signature]
Print Name: Rollamay Turkocine
Address: 2005 Pan Am Cir
Tampa FL 33607

[Signature]
Name: Carlos De La Ossa
Title: Chair of the Board of Supervisors

[Signature] [Signature]
Print Name: Kelly Datter Kelly Datter
Address: 2005 Pan Am Cir Suite 300 2005 Pan Am Cir Ste 300
Tampa, FL 33607 Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April 27 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

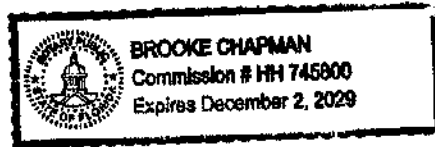


EXHIBIT A
SITE PLAN

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 33-26-21-0060-02300-0060

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "Agreement") is entered into as of 4/9/2024, 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 **RENEA LYN STEIN and CORY RUDD STEIN** (collectively hereinafter the "Landowner"), whose physical address is 1095 Broward Drive, Zephyrhills, Florida 33541.

WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of **BLOCK 23, LOT 26, TWO RIVERS PARCEL E2 PHASE A** (the "Property"), a subdivision according to the plat thereof recorded at Plat Book 97, Page(s) 85-98, of the Public Records of Pasco County, Florida (the "Plat"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 12.5' (CDD) Drainage & Access Easement (the "Easement") on the Western 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.
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 - 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:

LANDOWNER:

Norman Stein / Donna Stein
Print Name: 12625 Grand Traverse Dr
Address: Dade City, FL 33525

Cory Rudd Stein
Name: CORY RUDD STEIN
Title: LANDOWNER

Norman Stein
Print Name: Norman Stein
Address: 12625 Grand Traverse Dr
Dade City, FL 33525

STATE OF Florida
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on April 11th, 2026, by Cory Rudd Stein as _____ of CORY RUDD STEIN, LANDOWNER, who [] is personally known to me or [X] has produced Drivers License (type of identification) as identification.

Damen Ramos
Notary Public Signature

Notary  **DAMEN RAMOS**
Notary Public
State of Florida
Comm# HH725978
Expires 9/30/2029


WITNESSES:

Donna Stein
Print Name: Donna Stein
Address: 12625 Grand Traverse Dr
Dade City FL 33525

Norman Stein
Print Name: Norman Stein
Address: 12625 Grand Traverse Dr
Dade city FL 33525

LANDOWNER:

Renae Lyn Stein
Name: RENEA LYN STEIN
Title: LANDOWNER

STATE OF Florida
COUNTY OF Hillsborough Pasco 

The foregoing instrument was acknowledged before me by means of physical presence on April 9th, 2026, by Renae Lyn Stein as _____ of RENEA LYN STEIN, LANDOWNER, who [] is personally known to me or [] has produced FL Driver License (type of identification) as identification.

Abraham Bosch

Notary Public Signature

Notary Stamp

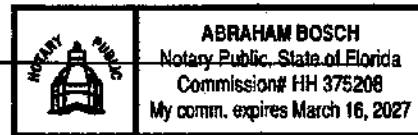


EXHIBIT A

SITE PLAN

DESCRIPTION: LOT 6, BLOCK 23, TWO RIVERS PARCEL E2 PHASE A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE(S) 85-98, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SEC. 33, TWP 26 S, RNG 21 E.
PASCO COUNTY, FLORIDA

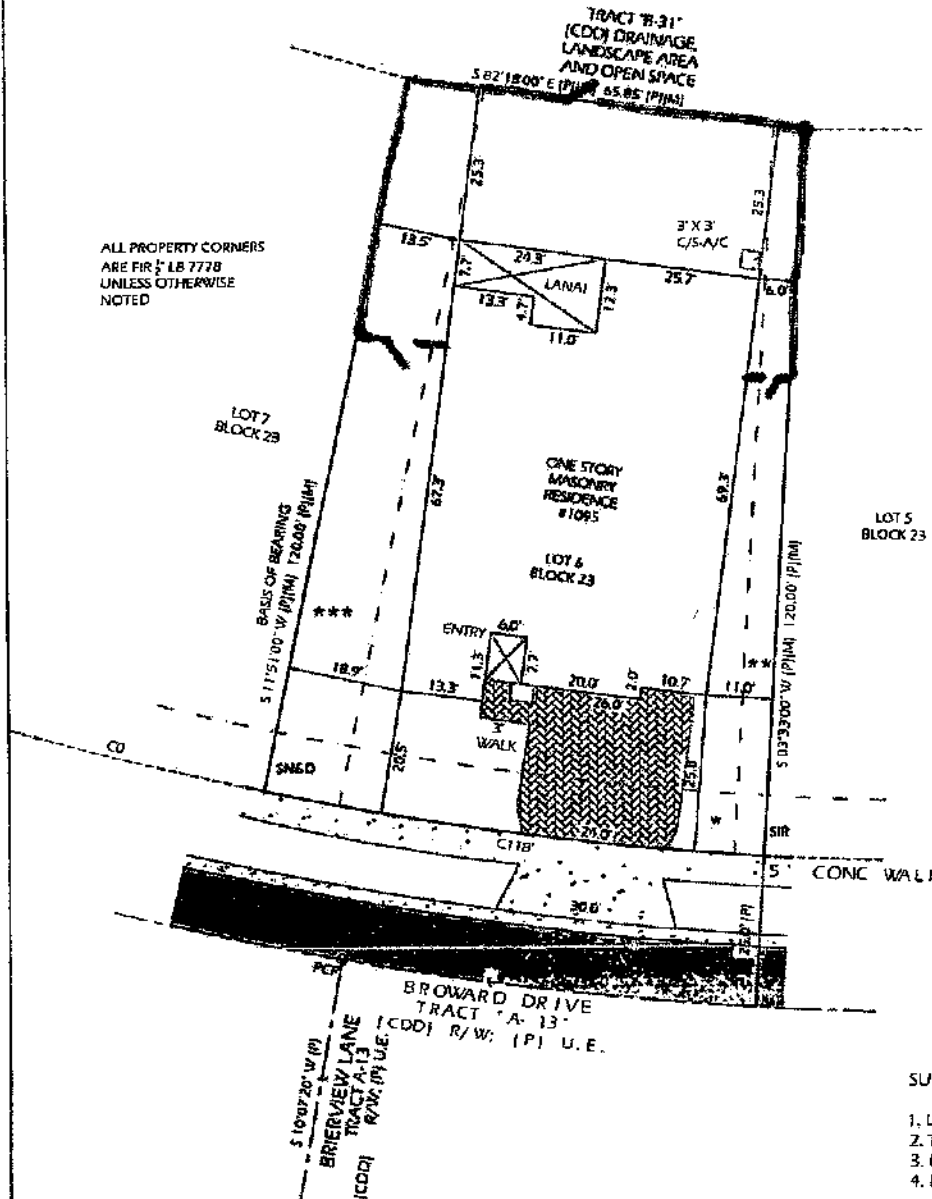
AS BUILT SURVEY
(FINAL)

CURVE DATA (P)(M)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C110	575.00'	83.30'	83.22'	S 82°18'00" E	8°18'00"
C0	575.00'	51.68'	51.67'	S 75°34'30" E	5°09'00"



Scale: 1" = 20'



ALL PROPERTY CORNERS ARE PER 1/2 LB 7778 UNLESS OTHERWISE NOTED

SURVEY CERTIFIED TO:

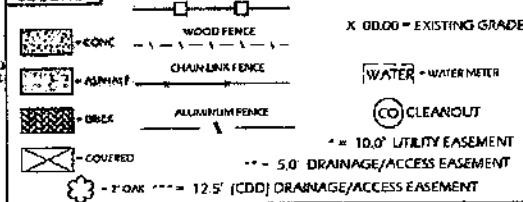
- Lennar Title, Inc.
- Title Resources Guaranty Company
- Lennar Mortgage, LLC, SAOA ATIMA
- Renea Lyn Stein and Cory Rudd Stein

APPARENT FLOOD HAZARD ZONE: 'X' COMMUNITY NO. 120230 (MAP NUMBER 1210TC-0462-F) EFFECTIVE DATE: 09/26/2014

SURVEY ABBREVIATIONS

AL - ARC LENGTH ARC - ARC CONDITIONER AF - ALUMINUM FENCE BFE - BASE FLOOD ELEVATION BM - BENCH MARK C - CURVE (C) - CALCULATED C - CENTERLINE CL - CHAIN LINK FENCE CDD - COMMUNITY DEVELOPMENT DISTRICT CMP - CORRUGATED METAL PIPE COL - COLUMBIA CONK - CONCRETE CS - CONCRETE SLAB EB - E-BEND E2 - EASEMENT EL - ELEVATION	FI - FIELD FCM - FOUND CONCRETE FOUNDATION FIP - FOUND IRON PIPE FIR - FOUND IRON ROD FND - FOUND NAIL & DISK FOP - FOUND OPEN PIPE FPP - FOUND PITCHED PIPE INV - INVERT LB - LICENSED BUSINESS LFE - LOWEST FLOOR ELEVATION LS - LICENSED SURVEYOR MCS - METERED END SECTION MCF - NO CORNER FOUND OYA - OVERALL OIR - OVERHEAD WIRE OR - OFFICIAL RECORD	PL - PLAT PB - PLAT BOOK PC - POINT OF CURVE PCC - POINT OF COMPOUND CURVE PCP - PERMANENT CONTROL POINT PE - POOL EQUIPMENT PG - PAGE PI - POINT OF INTERSECTION PK - PAGER/KALON PL - PROPERTY LINE POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT POL - POINT ON LINE POR - POINT OF REVERSE CURVE PRM - PERMANENT REFERENCE SUBM - SUBM R - RECORD	RNG - RANGE RIS - RAIL ROAD SPIRE R/W - RIGHT OF WAY SEC - SECTION SND - SCL NAIL AND DISK LBR - LBR SRI - SET 1/2\"/>
--	--	--	--

LEGEND



JOB #	
DATE OF SITE PLAN	2-7-25
DWG FILE	TWO-E2-LB-BK2-D5FE
Drawn by:	DJB
Checked by:	JH
REVISIONS	FORM BOARD TIE IN 07-21-25 CWC
FOUNDATION TIE IN	8-11-25 CWC
FINAL SURVEY	12-02-25 CWC

SURVEYOR'S NOTES:

- This survey is based on the legal description as provided by the client.
- This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
- This survey is limited to above ground visible improvements along and near the boundary lines, and that nothing below ground was located including, but not limited to foundations/footings, utilities, etc.
- This survey does not reflect nor determine ownership.
- See legend for symbols and/or abbreviations used hereon.
- Dimensions shown hereon are in feet and decimal portions thereof.
- Building ties are not to be used to construct deed or platted areas.

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and in accordance with the Standards of Practice of the Board of Professional Standards of the State of Florida.

Jeff M. Hattley
Date: 20260218
08:14:15 PM '00

JEFF M. HATLEY
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 12412

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1708 Water Oak Drive
Tarpon Springs, Florida
Phone: (727)-831-1990
FloridaPLS7123@gmail.com
LB# 6183

Initial Point Land Surveying, LLC.

WITNESSES:

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

Rollamay Turkane
Print Name: Rollamay Turkane
Address: 2005 Pan Am Circle
Tampa FL 33607

Carlos De La Ossa
Name: Carlos De La Ossa
Title: Chair of the Board of Supervisors

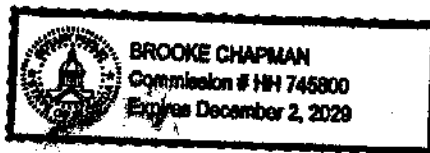
Kelly Dattler Kelly Dattler
Print Name: Kelly Dattler Kelly Dattler
Address: 2005 Pan Am Circle, Suite 300 2005 Pan Am Circle, Suite 300
Tampa, FL 33607 Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on April 27, 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.

Brooke Chapman
Notary Public Signature

Notary Stamp



Landscape Maintenance Services Agreement

This Landscape Maintenance Services Agreement (this “**Agreement**”) is entered into as of April 24, 2026, between the **Two Rivers East Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **Juniper Landscaping of Florida, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor has previously submitted a proposal, is familiar with the areas which need to be landscaped and represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state,

and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.

3. Description of Work.

- a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as **Exhibit A** (the “**Work**”). These services are more fully described and will be performed on the areas outlined and highlighted on the Contractor’s MAP, which is attached hereto as **Exhibit B**.
- b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. Additional Work. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. Emergency Services. In the event of an emergency, hurricane, or other disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor’s personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District’s election to terminate these activities pursuant to this paragraph.

6. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the

- specifications.
- b. The Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
 - c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
 - e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
 - f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
 - g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
 - h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
 - i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
 - j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
 - k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall

commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.

8. Term and Renewal. The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. Termination.

- a. Either party may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the other party.
- b. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- c. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 3 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the

District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work as described in **Exhibit A** and for the areas further described and outlined on **Exhibit B**, the Contractor shall be paid monthly at the rate of **\$7,945.00**. The total annual contract price is Ninety-Five Thousand Three Hundred Forty Dollars and Zero Cents (**\$95,340.00**).
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- e. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, work order authorization, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security

payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens and Claims:* Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment,

- safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
 - f. *Safety Precautions and Programs*: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
 - g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. Limitations on Governmental Liability. Contractor agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. **Workers' Compensation:** Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
 - ii. **Commercial General Liability:** Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
 - iii. **Automobile Liability:** Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
 - iv. **Umbrella Liability:** With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements

of this Agreement.

- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

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

18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement

expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. 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.

22. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

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

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 205 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

- 24. Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
- 25. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county the District is located in.
- 26. Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
32. **Notices.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

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

To Contractor:


Juniper – Tampa North Maintenance
11939 Emmaus Cemetery Road
San Antonio, FL 33576
Attn: Matt Gerich
Matt.Gerich@juniperlandscaping.com

33. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
34. **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 other exhibit, the provisions in this Agreement shall control over provisions in such other exhibit.

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


Juniper Landscaping of Florida, LLC

**Two Rivers East
Community Development District**

Signed by:


Name: Matt Gerich

Title: Branch Manager

Signed by:


Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

EXHIBIT A



Landscape Maintenance Agreement

Property Name: Two Rivers East CDD (Parcel E.1, Phase A) - Maintenance

Billing Company Name: Inframark

Description of Services	Frequency
General Maintenance Services	
General Mowing Services- Peak	31
General Mowing Services- OFF Peak	11
General Detailing Services- Peak	7
General Detailing Services- OFF Peak	5
Fertilization Program Turf	4
Fertilization Program Shrub	3
Insect and Disease Control- IPM	12
Irrigation Wet Checks	12
Juniper Mapping	1
Service Terms	1
Annual Maintenance Price	\$95,340.00

Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Mulch (350 Yds @ 1.5")	1	\$22,750.00	\$22,750.00
Palm Pruning	1	\$145.60	\$145.60

Services

Mowing:

Mowing shall be performed with commercial grade mower types and blades to provide a quality cut. Mower blades will be sharpened between each mowing to prevent tearing of grass blades. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bahia & Saint Augustine Turf shall be mowed at a height of 3- 4". Zoysia Turf will be mowed at 1.5-2". All turf shall be mowed weekly during the growing season of May through October and bi-weekly during the slow growing season of November through April. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings.

Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds), shall be edged every other visit to maintain a clean edge.

Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible.

Bed Weed Control:

All landscape bed areas where weeds are evident will be treated with herbicide to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quality to detract from the overall aesthetics of the landscape.

Safety Border:

Unless otherwise agreed upon, a 6 inch safety border will be sprayed around all areas where grass grows up to a structure or building, light poles, back flow preventer, screens and other equipment or structures. This safety border is intended to prevent damage to equipment and structure. If the community does not want the safety border, Juniper Landscaping will not be held responsible for damages to these areas.

Pruning:

Shall be performed to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged, or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. Should flat tops and sides be desired, this will be achieved by the use of gas-powered shears. Should the association request additional trims, an additional services proposal can be provided at the time service is requested. All trimming and pruning shall be subject to all applicable State, Federal, and ANSI (American National Standards Institute) regulations.

Arbor (Below 12 FT):

Trees: Pruned to remove any dead or damaged branches. This will include cross- branching and the raising of canopies to allow safe pedestrian movement on sidewalks and driveways in accordance to good canopy

structure. Trees over 12 feet in overall height requiring service at canopies shall be performed at the Owner's request and expense.

Palms: Fronds shall be removed when frond tips are brown and or damaged with the clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, especially in the crown shaft and bud area. Inflorescence or seedpods and fruit shall be removed on a set cycle. Palms over 12 feet in overall height requiring service at canopies shall be performed at Owner's request and expense.

Fertilization:

Fertilizer services will be overseen by a manager with a Certified Pest Control Operator license. Fertilization will be performed by a technician who is BMP certified and holds a Limited Commercial Fertilizer License issued by the Florida Department of Agriculture and Consumer Services. All fertilizers utilized under this program will be a balanced nutrient package. Only professional commercial grade fertilizers will be used with no less than 50% slow-release nitrogen. Contractor will follow Green Industry Best Management Practices and all state and local fertilizer ordinances. Lawn & ornamentals shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on plant species, site conditions, and fertilizer blends used. Regardless of blends used, Contractor will apply, at a minimum, 4 pounds of nitrogen per 1000 square feet for turf. Ornamentals will vary by species and size. The application of Nitrogen (N) & Phosphorus (P) is prohibited in Florida from June 1st until September 30th. Changes in regulation, outside of Contractor's control, may affect service.

Fertilization

1st Qtr. Application - Turf & Ornamental

2nd Qtr. Application - Turf & Ornamental

3rd Qtr. Application - Turf

4th Qtr. Application - Turf & Ornamental

Pest, Weeds & Disease:

Spray services will be overseen by a manager with a Certified Pest Control Operator license. Spraying will be performed by a technician who holds a Spray ID card issued by the Florida Department of Agriculture and Consumer Services. The control of weeds will be a utilization of liquid and granular applications to areas of

infestation. Inspection of the turf and plant material shall be done regularly, with applications performed on a 4-6 week cycle as needed to treat various, controllable pests. Areas will be treated as problems occur. Changes in regulation, outside of Contractor's control, may affect service.

Weed: Weed control will be rotated on an 4-6 week cycle and can only be applied safely when wind drift is at a minimum, and in some cases, when average ambient temperature does not exceed manufacturer's label recommended maximum. The control of Crab, Common Bermuda, Torpedo, Tropical Signal and other true grasses in turf excluded from this Contract. In some cases, regulation prevents ability to control and in others there is no permanent eradication and control product. Preemergent applications are not included in this contract unless otherwise agreed upon by Owner & Contractor.

Pest: Preventative Grub, Chinch Bug & Fire Ant control is excluded from this Contract unless otherwise agreed upon by Owner & Contractor. A preventive application reduces but does not eliminate the potential of an outbreak. Areas will be spot treated, when identified, as part of an inspection. A proposal will be provided by Contractor, on request from Owner, for preventative treatment options. Nematode, Tuttle Mealybug & Stunt Mite, Azalea Lace Bug, Royal Palm Bug & White Fly control are entirely excluded from this Contract though some may have treatment options. Those treatments will be proposed at request from Owner.

Disease: Preventative fungal turf diseases are excluded from this contract unless otherwise agreed upon by Owner & Contractor. Preventive applications for certain diseases can be made to reduce the potential of an outbreak and will be proposed on request from Owner. A preventive application reduces, but does not eliminate, the potential of an outbreak. Lethal Virus Necrosis, Take All Root Rot, Large Patch, Sphaeropsis Gall, Fusarium Wilt, Ganoderma Butt Rot, Lethal Bronzing & Bothryosphaeria Canker are entirely excluded from this Contract. Curable disease treatments will be proposed at request from Owner.

Irrigation:

Wet Checks: Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following: Activate and inspect each zone of the existing system, visually inspect surface for leaks, adjust and clean sprinkler heads where needed & inspect control valves and valve boxes.

Technician Adjustments: Adjust controller to the watering needs and in accordance with state and local ordinances as dictated by site conditions.

All parts needed to maintain functionality of the system will be proposed when exceeding \$1000.00. All repairs made, under \$1000.00 will be scheduled as discovered. Owner authorizes all repairs under this threshold as part of this Contract. This is a per service threshold, not cumulative. For all repairs in excess of \$1000.00, work will not commence until signed off by an authorized representative of the Owner. Irrigation service calls required between scheduled visits will be billed on a time and material basis unless otherwise agreed upon by Owner & Contractor. Emergency service calls, defined as repairs that are not within normal operating hours (Monday through Friday 8:00am-4:00pm) and on holidays, will be billed on a time and material basis but at time and a half rate. There is a minimum \$200.00 service fee which includes the first 2 hours of service.

By state law, any rain sensors found to be in non-working order will be replaced at Owner's expense. Contractor shall not be responsible for the maintenance or performance of the water source. Contractor is not responsible for the availability of water or the quality of water which results in insufficient volume,

pressure, or excessive clogging of nozzles and filters. In instances where poor water quality diminishes the performance of the system, Contractor will propose remedy. Contractor will not be liable for damages as a result insufficient water volume, pressure or quality. In extreme cases, it may be necessary to increase the number of contractual wet checks to keep up with the obstructions in the system. Contractor shall perform a full irrigation audit for the purpose of budgeting long term repairs and renovations at Owner's request and expense.

Juniper Mapping: If elected by Owner, Contractor will provide initial ortho-mosaic drone map imaging to document the entire property prior to contract commencement and again at a frequency agreed upon, by Owner and Contractor, to measure the improvement to the property under Contractor's care. These documents can be used as a base layer to generate other documents for the property including, but not limited to, irrigation maps, tree surveys, service schedules, drainage flow and other layers not associated with landscape services such as signage, roof damage and street and paver repair. Additional work to create these layers and reports are not

**CONTINUED
SCOPE OF SERVICES**

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

APRIL 1 – DECEMBER 1 – Once a week

DECEMBER 1 – APRIL 1 – Once every two weeks

This schedule estimates that there will be 42 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½”) to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor’s mowing equipment within forty-eight hours from the time the damage is caused at the contractor’s sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Two Rivers East Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds identified on the individual Two Rivers East Pond Bank Maintenance Exhibit/Plans shall be mowed according to the schedule provided for each pond bank area. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water’s edge. Line trimming at water’s edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and

increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be trimmed or pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of North Park Isle. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) CLEAN UP – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor

shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor’s negligence. New plant material shall be guaranteed for a period of one (1) year for all trees, plants, ground cover and lawn after final acceptance.

8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2

FERTILIZATION

The contractor shall fertilize the turf 6 times a year and follow all provisions of the Pasco County Fertilizer Ordinance (Fertilizer Ordinance Sec. 42-83), as they may be amended from time to time, in addition to the Florida Administrative Code Rule 5E-1.003(2). It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

FERTILIZERS APPLIED TO TURF AND/OR LANDSCAPE PLANTS WITHIN PASCO COUNTY SHALL BE APPLIED IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY RULE 5E.1.003(2), FLORIDA ADMINSTRATIVE CODE, "LABEL REQUIREMENTS FOR URBAN TURF FERTILIZERS."

FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS SHALL NOT BE APPLIED BEFORE SEEDING OR SODDING A SITE AND SHALL NOT BE APPLIED FOR THE FIRST 30 DAYS AFTER SEEDING OR SODDING, EXCEPT WHEN HYDRO-SEEDING FOR TEMPORARY OR PERMANENT EROSION CONTROL IN AN EMERGENCY SITUATION (WILDFIRE, ETC.) OR IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN FOR THAT SITE.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

October A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March A complete fertilizer based on soil tests + Pre M
 April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
 June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
 August Apply Supplemental **Iron sulfate or chelated iron in liquid applications**
 October A complete fertilizer based on soil tests

All Paspalum Sod:

March A complete fertilizer based on soil tests + PreM
 April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF)
 May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
 July A complete fertilizer based on soil tests
 August Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
 September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
 November A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REponsibility TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water.

Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

4 Times a year – (March, June, September, November)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor

shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

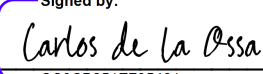
The CDD reserves the right to subcontract out any and all mulching events.

Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
Preferred Package			
Crime / Employee Dishonesty	\$209.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Liability	\$838.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Officials / Employment Practices Liability	\$1,006.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cyber Liability	\$210.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automobile Liability	\$252.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Package Payment Plan:	Annual		

**Please note that the annual premium would be \$6,001.*

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

Signed by:


 (Signature)
 Carlos de La Ossa Chair

 (Name & Title)
 5/1/2026

 (Date)

SIGN HERE

General Member Information	
Name: Two Rivers East Community Development District	
Mailing: 2005 Pan Am Circle Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information	Additional Member Information
Contact: Jayna Cooper	FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

Signed by: _____
 SIGNATURE: Carlos de la Ossa
CC0CB251E795481...
 TITLE: Chair
 DATE: 5/1/2026



NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	Y	Auto Physical Damage	N
Boiler & Machinery	N	Crime	Y
Flood	N	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	N
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are \$1M/\$1M/\$1M)	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Not Applicable

Initial 

Date ²²² 5/17/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

APPLICATION GENERAL INFORMATION

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	Jayna Cooper 813-608-8242 jayna.cooper@inframark.com
Requested Effective Date:	03/16/2026
Requested Termination Date:	03/16/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	3/12/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	\$0
Fire - Estimated Payroll	\$0
All Other - Estimated Payroll	\$0

Initial 

Date ²²³ 5/1/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE

POL/EPLI General Questions	Response
1 - POL Limit:	\$1,000,000
2 - POL Deductible:	\$0
3 - EPLI Limit:	\$1,000,000
4 - EPLI Deductible:	\$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	\$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	\$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No

Initial 

Date ²²⁴ 5/1/2026

INITIAL HERE




Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No

Initial 

Date ²²⁵ 5/17/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization's endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No

Initial 

Date ²²⁶ 5/17/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed ^{Signed by:} Carlos de la Ossa Title Chair Date 5/1/2026



This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

Initial CDL Date 227 5/1/2026





Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Auto Liability

Coverage	Response
1 - AL Limit:	\$1,000,000
2 - AL Territory:	Gulf Coast
3 - AL Deductible:	\$0
4 - Medical Payment limit:	
5 - Uninsured/Underinsured motorist limit (Maximum \$100,000):	
6 - Hired and Non-Owned Liability? (Y/N)	Y
7 - If symbol 10 for AL is required, provide definition:	
8 - How often do you inspect vehicles for safety hazards?	N/A
9 - Are safety inspection records maintained?	No
10 - Are vehicles assigned to specific drivers with back up drivers?	No
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	No
12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.)	No
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	No
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN, LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	None
15 - Driver Training Program:	None
16 - MVR Criteria:	None
17 - Formal Written Accident Reporting Procedure:	None
18 - Employee Disciplinary Program for Driver Safety	None

Initial CDW

Date 3/28/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	\$100,000
2 - Employee Dishonesty Deductible:	\$1,000
3 - Theft, Disappearance or Destruction Limit	\$100,000
4 - Theft, Disappearance or Destruction Deductible	\$1,000
5 - Computer Fraud Limit	\$100,000
6 - Computer Fraud Deductible	\$1,000
7 - Forgery or Alteration Limit	\$100,000
8 - Forgery or Alteration Deductible	\$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

Initial 

Date 2/29/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - General Liability

Coverage	Response
1 - GL Occurrence Limit	\$1,000,000
2 - GL Deductible	\$0
3 - Employee Benefits Occurrence Limit	\$1,000,000
4 - Medical Expense Limit (Max \$5,000)	\$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	No
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	No
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No

Initial

Initial CDW

Date

2/26/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
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36 - Trampolines, inflatables, or bounce houses?	No
--	----

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COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care

Response

1 - Number of Elder Care/Respite Care locations	
---	--

2 - Ratio of clients to care providers	
--	--

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals

Response

1 - If you have fireworks displays, how many a year do you have?	
--	--

2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	
---	--

Initial CDW

Date 2/23/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 - Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No

Initial
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Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes, explain in the comment box. (Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No

Initial CDW

Date 2/23/2026

INITIAL HERE



Named Covered Party: Two Rivers East Community Development District
Term: 05/01/2026 to 10/01/2026
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294979 25-01 01

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

a. I hereby reject Uninsured Motorist coverage.

b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE
(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature Carlos de La Ossa
Name Carlos de La Ossa

Title Chair
Date 5/1/2026



The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.





Named Covered Party: Two Rivers East Community Development District
Term: 05/01/2026 to 10/01/2026
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294979 25-01 01

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

N/A	Property	TIV: Not Included
N/A	Inland Marine	Blanket Unscheduled IM: Not Included Scheduled Inland Marine: Not Included Total All Inland Marine: Not Included
N/A	Property TRIA (Terrorism Risk Insurance Act) coverage	
X	Crime	
X	General Liability	Ratable Payroll: Not Included
N/A	Law Enforcement Liability	Officers: Not Included
X	Professional Liability	Employees: Not Included
X	Automobile	0 Units - Auto Liability 0 Units - Comprehensive 0 Units - Collision
N/A	Stop Loss Aggregate: Applies to:	Not Included
N/A	Excess Workers' Compensation	Payroll: Not Included
X	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).	
X	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signed by: Carlos de La Ossa
 Signature Name: Carlos de La Ossa Title: Chair
 Date: 5/1/2026



Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



Application for Membership in the Preferred Governmental Insurance Trust

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Trust for continuing workers' compensation, liability, property and/or casualty coverage through membership in the Preferred Governmental

Insurance Trust, to become effective 12:01 a.m. 05/01/2026 (effective date of coverage agreement), and if accepted by the Fund's duly authorized representative, does hereby agree as follows:

(a) To accept and be bound by the provisions of the Florida Workers' Compensation Act;

(b) That, by this reference, the terms and provisions of the Amended Interlocal Agreement creating the Preferred Governmental Insurance Trust date October 1, 2004 are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Amended Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Amended Interlocal Agreement as provided therein;

(c) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(d) To abide by the rules and regulations adopted by the Board of Trustees of the Fund;

(e) That should either the Applicant or the Fund desire to cancel coverage, it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to the Fund as a condition precedent to participation in the Fund is true, correct and accurate in all respects.

(Name of Local Governmental Entity)

Signed by:
By: Carlos de la Ossa
Signature



Witness Signature

Printed Name

Printed Name

Title: _____

Witness Signature

Printed Name

For Internal Use only

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE THE ____ DAY OF _____, 20__ SIGNED THIS ____ DAY OF _____, 20__ .

By: _____
Administrator/Trustee

**AMENDED INTERLOCAL AGREEMENT CREATING
THE
PREFERRED GOVERNMENTAL INSURANCE TRUST**

This Amended Interlocal Agreement, restating and modifying the Preferred Governmental Insurance Trust, is made and entered into effective October 1, 2004, by and among the Local Governmental Entities who have executed Participation Agreements (Application for Membership in the Preferred Governmental Insurance Trust) to become effective October 1, 2004, such Local Governmental Entities representing one hundred percent (100%) of the Governmental Entities participating in the Preferred Governmental Insurance Trust, together with such other Local Governmental Entities who hereafter become members of the Fund, for the purposes and subject to the conditions and restrictions, as hereinafter set forth.

WITNESSETH:

WHEREAS, Article VIII, Section 2, Florida Constitution, provides municipalities shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes except as otherwise provided by law; and

WHEREAS, Section 125.01, Florida Statutes, provides that counties shall have the power to carry on county government and to exercise all powers and privileges not specifically prohibited by law; and

WHEREAS, Section 166.021, Florida Statutes, provides in part that “...municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law.”; and

WHEREAS, Section 163.01, Florida Statutes, commonly known as the “Florida Interlocal Cooperation Act of 1969”, provides that Local Governmental Entities may enter into interlocal agreements in order to make the most efficient use of their powers by enabling them to cooperate with other Local Governmental Entities on a basis of mutual advantage, thereby providing services and facilities in a manner, and pursuant to forms of governmental organization, that will best accord with geographic, economic, population, and other factors influencing the needs and development of Local Communities; and

Local Governmental Entities may enter into an interlocal agreement for the purpose of securing the payment of benefits under Chapter 440, Florida Statutes, provided such local governmental self- insurance fund created thereby has an annual normal premium in excess of five million dollars (\$5,000,000.00), maintains a continuing program of excess insurance coverage, submits annual audited year-end financial statements, and has a governing body which is comprised entirely of local elected officials; and

WHEREAS, Section 768.28, Florida Statutes, provides that the state and its agencies and subdivisions are authorized to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage they may choose, or to have any combination thereof, in anticipation of any claim, judgment, and claims bill which they may be liable to pay pursuant to such section; and

WHEREAS, Section 111.072, Florida Statutes, authorizes any county, municipality, or political subdivision to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage it may choose, or to have any combination thereof in anticipation of any judgment or settlement which its officers, employees, or agents may be liable to pay pursuant to a civil or civil rights lawsuit described in s. 111.07, Florida Statutes; and

WHEREAS, Section 624.462, Florida Statutes, provides that a governmental self-insurance pool created pursuant to Section 768.28(16), Florida Statutes, shall not be considered a commercial self-insurance fund; and

WHEREAS, each of the participating Local Governmental Entities which are party to this Agreement, and all subsequent Local Governmental Entities which become party to this Agreement, are public agencies as defined in Section 163.01, Florida Statutes, and are authorized to enter into this Interlocal Agreement by executing a Participation Agreement; and

WHEREAS, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under Chapter 440, Florida Statutes; and

WHEREAS, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under risk management programs or liability insurance programs; and

st, and in the best interest of the parties hereto,

that they join together to establish a consolidated and comprehensive Fund for the payment of benefits under the Florida Workers' Compensation Law, payment of claims, judgments and claims bills which they may become liable to pay, payment of certain civil rights liabilities, payment of casualty and property losses, and the purchase of appropriate policies of insurance, excess insurance and reinsurance to provide protection against such claims and liabilities; and

WHEREAS, the governing authority of each of the Local Governmental Entities which are a party to this Agreement have duly authorized the execution and delivery of a Participation Agreement obligating such Governmental Entity to full performance of this Agreement; and

WHEREAS, it is the intent of this Agreement to allow participation by additional Local Governmental Entities in the self-insurance fund created hereby, pursuant to the terms and conditions of this Interlocal Agreement;

NOW, THEREFORE, by virtue of the execution and delivery of a Participation Agreement, the parties hereto do hereby covenant and agree as follows

SECTION I

INCORPORATION OF RECITALS

The foregoing WHEREAS clauses are incorporated in, and made a part of, this Amended Interlocal Agreement.

SECTION II

DEFINITIONS

The following definitions shall apply to the provisions of this Amended Interlocal Agreement:

- 2.1 ADMINISTRATOR.** An individual, partnership or corporation engaged by the Fund to carry out the policies of the Fund and provide the day-to-day executive management and oversight of the Fund's operations, including, but not limited to, administration, marketing, underwriting, quoting, issuance, maintenance and auditing of coverage terms, coordinating other third party service providers retained by the Fund and ensuring that the policies and decisions of the Board of Trustees are implemented.

identifying, receiving, handling, adjusting, reserving, resolving and planning for the funding of eligible claims made by or against any Member of the Trust and any other necessary risk management operations.

- 2.3 CONTRIBUTION(S).** “Contribution(s)” shall mean any premium charge or other consideration imposed or collected by, or on behalf of the Trust, from its Members based on criteria adopted from time to time by the Board of Trustees. Contributions may be determined and set with respect to all Members, any individual Member or otherwise. The terms “Contribution(s)”, “Premium(s)” and “Premium Contribution(s)” are used interchangeably and synonymously throughout this Agreement.
- 2.4 COVERAGE TERMS.** “Coverage Terms” or “Coverage Agreements” shall mean the terms and conditions of certificates of insurance, policies of insurance, endorsements to policies of insurance, excess insurance policies and reinsurance policies which are provided to Fund Members from time to time which comprehensively set forth the insurance coverages provided to the Fund Members, as may be modified or altered from time to time with respect to all Members, any individual Member, or otherwise, within the applicable notice and procedural requirements of law, or in any other rules and regulations adopted by the Board of Trustees.
- 2.5 FUND.** “Fund” shall mean the group self-insurer’s fund or trust fund which is hereby created for the purposes set forth herein, known as the Preferred Governmental Insurance Trust. The terms “Fund”, “Trust” and “Trust Fund” are used interchangeably and synonymously throughout this Agreement.
- 2.6 LOCAL GOVERNMENTAL ENTITY OR ENTITIES.** “Local Governmental Entity or Entities” shall mean any “public agency” as defined by Section 163.01(3)(b), Florida Statutes.
- 2.7 MEMBER.** “Member” shall mean a Local Governmental Entity which has duly executed a Participation Agreement and otherwise has complied with all provisions of this Agreement, and which thereafter is entitled to all the rights and benefits conferred by, and subject to all conditions and obligations imposed by, this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees.
- 2.8 NON-COMPLIANCE.** “Non-Compliance” shall mean the failure to comply with the terms of this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees, but only to the extent that such Non-Compliance is deemed material by, and within the sole discretion of, the Board of Trustees.

Participation Agreement” shall mean the

application for membership in the Preferred Governmental Insurance Trust pursuant to which an applying member agrees to be bound by the provisions of the Florida Workers’ Compensation Act, this Amended Interlocal Agreement, the rules and regulations adopted by the Board of Trustees of the Fund, and when accepted by the Board of Trustees or their duly authorized representative, becomes a part of the Interlocal Agreement between the applying member and the Fund.

- 2.10 PREMIUM(S).** “Premium(s)” shall mean “Contribution(s)”.
- 2.11 PREMIUM CONTRIBUTION(S).** “Premium Contribution(s)” shall mean Contribution(s).
- 2.12 THIRD-PARTY CLAIMS MANAGER.** “Third-Party Claims Manager” shall mean an individual or organization providing claims management services to the Fund.
- 2.13 TRUST.** “Trust” shall mean the “Fund”.
- 2.14 TRUSTEES.** “Trustees” or “Board of Trustees” shall mean the collegial body charged with the operation and administration of the Fund pursuant to the provisions of this Agreement.
- 2.15 TRUST FUND.** “Trust Fund” shall mean the “Fund”.

SECTION III
ESTABLISHMENT OF “PREFERRED
GOVERNMENTAL INSURANCE TRUST”
AS A SELF-INSURED FUND

- 3.1 ESTABLISHMENT.** The Preferred Governmental Insurance Trust is hereby established and created pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution, Sections 125.01, 163.01, 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, for the purposes, and with the powers, duties and obligations, as herein set forth.
- 3.2 LOCATION.** The location of the principal office of the Trust shall be determined from time to time by the Board of Trustees.
- 3.3 PURPOSES.** This Amended Interlocal Agreement is made and executed, and the Fund created hereby is established for the purposes of:
 - (a) Pooling Member’s resources to fulfill Members’ legal liabilities and obligations, including, but not limited to, providing for the payment of benefits under the Florida Workers’ Compensation Law;

by developing and refining specialized claim services, by developing and refining, internally or through third party service providers, a managed care system, together with the development and refining of loss prevention programs for the Members;

- (c) To pay or provide for general liability and casualty coverage to participating Members, including, but not limited to, public officials errors and omissions, employment practices liability and law enforcement liability claims;
- (d) To pay or provide for property coverage to participating Members;
- (e) To pay for or provide to its participating Members coverage in anticipation of any judgment or settlement resulting from a civil rights action arising under federal law;
- (f) To pay for or provide to participating Members coverage in anticipation of any claims bill passed by the Legislature;
- (g) To pay for or provide to participating Members coverage for any other risk authorized under Florida law to be self-insured;
- (h) To pay for or provide to participating Members all or a part of such coverages.

This Agreement is not intended to create a partnership or other legal entity whereby one Member assumes the obligations of another Member, or the obligations of the Fund in general.

3.4 NON-ASSESSABILITY. Should a deficit develop in the Trust, after excess reinsurance recoveries, whereby claims or other expenses cannot be paid, each individual Member shall assume liability for the costs of claims brought against that Member as if such Member were individually self-insured. Each individual Member shall thereafter be responsible for its individual costs including, but not limited to, claims administration without an obligation to, or a right of contribution from, other Members.

3.5 POWERS. The Trust shall have all the rights, powers, duties and privileges as set forth in Article VIII, Section 2 of the Florida Constitution, and Sections 163.01, et seq., 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, and any other applicable Florida Statutes, which are necessary to accomplish the purposes described in Section 3.3, including but not limited to the following:

- (a) Securing the payment of benefits under Chapter 440, Florida Statutes.

rom Members for the purpose of paying for or

providing casualty, property, and liability coverage, and securing the payment of claims associated therewith.

(c) Paying for or providing coverage for any other risk authorized under Florida law to be self-insured.

(d) Paying for or providing all or a part of such coverages.

(e) To make, enter into, and arrange for insurance, reinsurance, excess insurance, catastrophic insurance, stop-loss insurance, or any other coverage as the Fund shall deem necessary and appropriate, without such purchase being deemed a waiver of sovereign immunity.

(f) To pay, or approve the payment of, any expenses and fees associated with the operation of the Fund.

(g) To indemnify and hold harmless any Trustee, officer of the Fund, or any person acting on behalf of the Fund, to the fullest extent such indemnification is permitted by law, against (1) reasonable expenses actually and necessarily incurred in connection with any threatened, pending or completed action, suit or proceeding, whether civil, administrative or civil investigative, including any action, suit or proceeding by or on behalf of the Fund, seeking to hold said person liable by reason of the fact that he or she was acting in such capacity, and (2) reasonable payments made by him or her in satisfaction of any judgment, monetary decree or settlement for which he or she may have become liable in any such action, suit or proceeding by reason of the fact that he or she was acting in such capacity. This indemnification is not intended to, and does not, waive any immunities provided to Members of the Fund, Trustees serving in their capacity as Trustees to the Fund, or to officers or employees of the Fund, by virtue of the laws of the state of Florida, but is merely in addition to such rights, privileges and immunities. (Ref. 624.489 and 768.28, FS).

SECTION IV

ADMINISTRATION OF FUND

- 4.1 MEETINGS.** The Board of Trustees shall meet at such time and in such location as may be acceptable to a majority of the Board of Trustees. The Chairman of the Board of Trustees or his designee shall set the date, time and location of each meeting, and notice thereof shall be furnished to each Trustee by the Chairman or his designee not less than ten (10) days prior to the date of such meeting.

date, time and location of such meeting and

may specify the purpose thereof, and any action proposed to be taken there at. Such notice shall be directed to each Trustee by mail to the address of such Trustee as is recorded in the office or offices of the Fund. In no event shall the Board of Trustees meet less than quarterly.

The Chairman of the Board or any three (3) Trustees may call a special meeting and direct the Administrator to send the prerequisite notice for any special meeting of the Board of Trustees. Special meetings of the Board of Trustees may be held at any time and place without notice, or with less than the prerequisite notice, provided all Trustees execute a waiver of notice and consent to said meeting.

For purposes of a duly called meeting of the Board of Trustees, a quorum shall exist if a majority of the members of the Board of Trustees are present. The Administrator shall keep minutes of all meetings, proceedings and acts of the Board of Trustees, but such minutes need not be verbatim. Copies of all minutes of the Board of Trustees shall be sent by the Administrator to all Trustees.

- 4.2** **VOTING.** All actions by, and decisions of, the Board of Trustees shall be by vote of a majority of the Trustees attending a duly called meeting of the Board of Trustees at which a quorum is present; however, in the event of a duly called special meeting, all actions by, and decisions of, the Board of Trustees may be by vote of a majority of the Trustees present and attending such special meeting if a proper waiver of notice and consent was obtained as provided herein.
- 4.3** **OFFICE OF THE FUND.** The Board of Trustees shall establish, maintain and provide adequate funding for an office or offices for the administration of the Fund. The address of such office or offices shall be made known to the units of local governments eligible to participate in, or participating in, the Fund. The books and records pertaining to the Fund and its administration shall be kept and maintained at the office or offices of the Fund.
- 4.4** **EXECUTION OF DOCUMENTS.** A certificate, document, or other instrument signed by the Chairman or the Administrator of the Fund shall be evidence of the action of the Board of Trustees and any such certificate, document, or other instrument so signed shall conclusively be presumed to be authentic. Likewise, all acts and matters stated therein shall conclusively be presumed to be true.

OR. The trustees shall designate and provide

compensation for an Administrator to administer the affairs of the Fund. Any Administrator so designated shall furnish the board of Trustees with a fidelity bond with the Trustees as named obligee. The amount of such bond shall be determined by the Trustees and the evidence thereof shall be available to all units of government eligible to participate, or participating in, the Fund.

- 4.6** COMPENSATION AND REIMBURSEMENT OF TRUSTEES. The Board of Trustees may from time to time establish a reasonable amount of compensation to cover attendance at a duly called meeting by the Board of Trustees, or to cover the performance of the normal duties of a Trustee. Such compensation shall include reimbursement for reasonable and necessary expenses incurred therewith.

SECTION V

NUMBER, QUALIFICATION, TERM OF OFFICE AND POWER AND DUTIES OF TRUSTEES

- 5.1** NUMBER AND QUALIFICATION OF TRUSTEES. The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Each Trustee shall be an elected official of a Member. No two (2) Trustees may be elected officials from the same Member. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as an elected official of the Member, whichever shall first occur. A Trustee may serve successive four (4) year terms provided such Trustee continues to remain an elected official of a Member. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such appointment to the chairman, or acting chairman of the Board of Trustees.
- 5.2** RESIGNATION AND REMOVAL OF A TRUSTEE. A Trustee may resign and become and remain fully discharged from all further duties or responsibilities hereunder, by giving at least sixty (60) days prior written notice sent by certified mail, overnight delivery or other appropriate method of delivery to the chairman or acting chairman of the Board of Trustees. Such notice shall state the date said resignation shall take effect, and such resignation shall take effect on the date designated unless a successor Trustee has been elected at an earlier date as herein provided, in which event resignation shall take

oral notice of resignation may be given at any duly convened meeting of the Trustees, which said oral notice of resignation shall be incorporated, and made a part of, the minutes of such duly convened meeting. A Trustee may be removed by a majority vote of the Board of Trustees or by a majority vote of the Members. Any Trustee, upon leaving office, shall forthwith turn over and deliver to the chairman or the secretary of the Trustees at the principal office of the Trust any and all records, books, documents or other property in such Trustees possession, or under such Trustees control, which belongs to the Trust.

5.3 ELECTION OF SUCCESSOR TRUSTEES. Successor Trustees shall be elected by a majority vote of the Board of Trustees. Nominations for the election of Trustees may be made by the Board of Trustees or by any Member of the Fund.

5.4 TRUSTEE TITLE. In the event of death, resignation, refusal or inability to act by any one or more of the Trustees, the remaining Trustees shall have all the powers, rights, estates and interests of this Trust and shall be charged with its duties and responsibilities; provided, however, that in such case(s), no action may be taken unless it is concurred in by a majority of the remaining Trustees.

5.5 TRUSTEE OFFICERS. The Trustees shall elect from among themselves a chairman, vice-chairman and secretary of the Board of Trustees. Such officers shall be elected annually at the end of the fiscal year of the Trust, and may succeed themselves.

5.6 POWER AND AUTHORITY. The Board of Trustees shall be charged with the duty of the general supervision and operation of the Fund, and shall conduct the business activities of the Fund in accordance with this Agreement, its by-laws, rules and regulations and applicable federal and state statutes and rules and regulations. In connection therewith, the Board of Trustees may exercise the following authority and powers:

(a) To collect premiums from participating Members in an amount individually agreed to by the Fund and said Members for the purpose of paying for or providing the coverages provided in this Agreement to participating Members.

(b) To pay for or provide such excess insurance or reinsurance coverage as is necessary to accomplish the purpose of the Fund.

and arrange for lines or letters of credit to assist in providing the coverages provided in this Agreement to participating Members.

(d) To pay for or provide appropriate liability and other types of insurance to cover the acts of the Board of Trustees of the Fund.

(e) To contract with appropriate professional service providers to meet the purposes of the Fund, and to expend funds for the reasonable operating and administrative expenses of the Fund, including but not limited to, all reasonable and necessary expenses which may be incurred in connection with the establishment of the Fund, in connection with the employment of such administrative, legal, accounting, and other expert or clerical assistance to the Fund, and in connection with the leasing and purchase of such premise, material, supplies and equipment as the Board, in its discretion, may deem necessary for or appropriate to the performance of its duties, or the duties of the Administrator or the other agents or employees of the Fund.

(f) To pay claims the Fund becomes legally obliged to pay pursuant to the Coverage Agreements entered into by and between the Fund and participating Members.

(g) To establish and accumulate as part of the Fund adequate reserves to carry out the purposes of the Fund.

(h) To pay premiums on, and to otherwise secure or provide, insurance products that are ancillary to the coverages authorized by this Agreement.

(i) To invest and reinvest funds that may come into the possession of the Fund.

(j) To assume the assets and liabilities of the Fund.

(k) To take such actions and expend such funds as are reasonably necessary to facilitate the cessation of the business of the Fund.

(l) To exercise such powers that are authorized to be exercised by trustees under and pursuant to the laws of Florida.

(m) To take such other action and expend such funds as are reasonably necessary to accomplish the purposes of the Fund.

5.7 APPROVAL OF MEMBERS. The Board of Trustees, after the inception of the Fund, shall receive applications for membership from prospective new participants in the Fund and shall approve applications for membership in accordance with the terms of this Agreement, any Participation Agreement, applicable federal and state statutes and rules and regulations, and the rules and regulations established by the Board of Trustees for the admission of new members into the Fund; provided, however, no prospective member may

the state. As used herein, the phrase “public agency” includes, but is not limited to, the state, its agencies, counties, municipalities, special districts, school districts, and other governmental entities; the independent establishments and constitutional officers of the state, counties, municipalities, school districts, special districts, and other governmental entities; and corporations primarily acting as instrumentalities or agencies of the state, counties, municipalities, special districts, school districts, and other governmental entities. The Board of Trustees shall be the sole judge of whether or not an applicant for membership shall be eligible to participate in the Fund; provided, however, the Board of Trustees may delegate the functions associated with approval of Members to the Administrator.

- 5.8 REPORTING.** The Board of Trustees shall be responsible for and shall cause to be prepared and filed such annual or other periodic audits, reports and disclosures as may be required from time to time pursuant to applicable federal and state statutes and rules and regulations, including, but not limited to, periodic payroll audits, periodic summary loss reports, periodic statements of financial condition, certified audits, appropriate applications filed by prospective new members, reports as to financial standings, payroll records, reports relating to coverage, experience, loss and compensation payments, summary loss data statements, periodic status reports, and any other such reports as may be required from time to time to accomplish the purpose of the Fund or to satisfy the requirements of appropriate governmental entities.
- 5.9 TRUSTEES’ LIABILITY.** The Trustees and their agents and employees shall not be liable for any act of omission or commission taken pursuant to this Agreement unless such act constitutes a willful breach of fiduciary duties nor shall any Trustee be liable for any act of omission or commission by any other Trustee or by any employee or agent of the Fund. The Fund hereby agrees to save, hold harmless and indemnify the Trustees and their agents and employees for any loss, damage or expense incurred by said persons or entities while acting in their official capacity on behalf of the Fund, unless such action constitutes a willful breach of fiduciary duties.
- 5.10 RELIANCE ON COUNSEL’S OPINION.** The Board of Trustees may employ and consult with legal counsel concerning any questions which may arise with reference to the duties and powers of the Board of Trustees or with reference to any other matter pertaining to this Agreement or the Fund created thereby; and the opinion of such counsel shall be full and complete authorization and protection from liability arising out of or in respect to any action taken or

in good faith and in accordance with the opinion of such counsel.

- 5.11 BY-LAWS, RULES AND REGULATIONS.** The Board of Trustees may adopt and enforce such by-laws, rules and regulations as between the Members of the Fund and the Fund governing the operation of the Fund as are consistent with the terms of this Agreement and as are reasonably necessary to accomplish the purposes of the Fund.

SECTION VI

POWERS AND DUTIES OF THE ADMINISTRATOR

- 6.1 RESPONSIBILITIES.** The Administrator shall have the power and authority to implement the directives of the Board of Trustees and the policy matters set forth by the Board of Trustees as they relate to the on-going operation and supervision of the Fund, the by-laws, rules and regulations established by the Board of Trustees, the provisions of this Agreement, and applicable federal and state statutes, rules and regulations. The powers, duties and responsibilities of the Administrator retained by the Board of Trustees shall be set forth in an Administrative Agreement executed between the Board of Trustees and the Administrator.
- 6.2 CONTRIBUTIONS.** The Administrator shall deposit into the account or accounts designated by the Board of Trustees, at the financial institution or institutions designated by the Board of Trustees, all contributions as and when collected from the Members and said monies shall be disbursed only in the manner provided by this Agreement, the Coverage Agreements, the rules, regulations and by-laws of the Board of Trustees, and the Agreement entered into by and between the Board of Trustees and the Administrator.

SECTION VII

MEMBERS

- 7.1 MEMBERSHIP CANCELLATION, SUSPENSION OR EXPULSION.** The Board of Trustees shall be the sole judge of whether membership in the Fund may be cancelled, or whether a member may be suspended or expelled from the Fund; provided, however, the Board of Trustees may delegate the functions associated with cancellation, suspension or expulsion of a Member to the Administrator. Written notice of any such cancellation, suspension or expulsion shall be provided by the Fund to the member no less than thirty

expulsion, and no liability under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the member pursuant to this Agreement, shall accrue to the Fund following the effective date of such cancellation, suspensions or expulsion. The minimal notice provisions of this paragraph shall not apply in the event a member fails to make the requisite contributions for coverages under this Agreement when such contributions are due.

- 7.2** **RESPONSIBILITIES OF MEMBERS.** By execution of a Participation Agreement agreeing to be bound by the terms and conditions of this Amended Interlocal Agreement, each Member agrees to abide by the following rules and regulations:
- (a) The Trustees have the sole responsibility to govern and direct the affairs of the Fund pursuant to this Agreement.
 - (b) Any Member who formally applies for Membership in this Fund, and who is accepted by the Board of Trustees, shall thereupon become a party to this Amended Interlocal Agreement and shall be bound by all of the terms and conditions contained herein. The Participation Agreement shall constitute a counterpart of this Amended Interlocal Agreement, and this Amended Interlocal Agreement shall constitute a counterpart of the Participation Agreement.
 - (c) To maintain a reasonable loss prevention program in order to provide the maximum in safety and lawful practices as such may relate to the potential liability assumed by the Fund under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.
 - (d) To comply with the conditions of the Florida Workers' Compensation Law.
 - (e) To provide immediate notification in the event an accident or incident occurs which is likely to give rise to a claim within the scope of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.
 - (f) To promptly make all contributions for coverages arising under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement, at the time and in the manner directed by the Board of Trustees.

other contribution reduction program established by the Board of Trustees.

(g) In the event of the payment of any loss by the Fund on behalf of the Member, the Fund shall be subrogated to the extent of such payment to all the rights of the Member against any party or other entity legally responsible for damages resulting from said loss, and in such event, the Member hereby agrees, on behalf of itself, its officers, employees and agents, to execute and deliver such instruments and papers as is required, and do whatever else is reasonably necessary, to secure such right to the Fund, and to cooperate with and otherwise assist the Fund as may be necessary to effect any recovery sought by the Fund pursuant to such subrogated rights.

(h) The Board of Trustees, its Administrator, and any of their agents, servants, employees or attorneys, shall be permitted at all reasonable times and upon reasonable notice to inspect the property, work places, plants, works, machinery and appliance covered pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and shall be permitted at all reasonable times while the Member participates in the Fund, and up to and including two (2) years following the termination of its membership in the Fund, to examine the Members' books, vouchers, contracts, documents and records of any and every kind which show or tend to show or verify any loss that may be paid or may have been paid by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, or which show or verify the accuracy of any contribution which is paid or payable by the Member pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(i) The Fund is to defend in the name and on behalf of the Member any claims, suits or other legal proceedings which may at any time be instituted against the Member on account of bodily injury liability, property damage, property damage liability, errors and omissions liability or any other such liability, monetary or otherwise, to the extent such defense and liability has been assumed by the Fund pursuant to his Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, subject to any and all of the definitions, terms, conditions and exclusion contained in said

Agreement, certificate, document, or other instruments, although such claims, suits, allegations or demands are wholly groundless, false, fraudulent, and to pay all costs taxed against the Member in any such legal proceedings defended by the Fund or the Member, all interest, if any, legally accruing before and after entry of judgment in such proceedings, and all expense incurred in the investigation, negotiation or defense of such claims, suits, allegations or demands. Such defense shall be subject to the control of the Fund and its Administrator, which may make such investigations and settlement of any such claim, suit, or other legal proceeding, monetary or otherwise, as they deem expedient. The Member agrees to cooperate fully with the Fund, its administrator and their agents, with respect to the investigation, adjustment, litigation, settlement and defense of any claim, suit, or other legal proceeding, monetary or otherwise, which would be covered by the terms of this Agreement and/or any policies of insurance, excess insurance or re-insurance which have been purchased to provide protection against such claims and liabilities. The Member acknowledges that failure to cooperate fully in the investigation, defense or litigation of such claims, suits, or liabilities may constitute grounds for denial of coverage pursuant to this Agreement and/or the applicable policies of insurance.

(j) The liability of the Fund is specifically limited to the discharge of the liability of its Members assumed pursuant to this Agreement or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement; the coverage of the Fund does not apply to punitive or exemplary damages.

(k) Unless the Fund and the Member otherwise expressly agree in writing, coverage by the Fund for a Member under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire automatically on the last day of September of each calendar year, and no liability under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall accrue to the Fund beyond such expiration date unless such Member renews its coverage.

(l) Except as otherwise provided herein, a Member's coverage may be cancelled by the Fund or the Member at any time upon no less than thirty (30) days prior written notice by the Board of Trustees or Administrator to

state the date such cancellation shall become effective.

(m) Excess monies remaining after the payment of claims and claims expenses, and after provision has been made for the payment of open claims and outstanding reserves, may be distributed by the Board of Trustees to the Members participating in the Fund in such manner as the Board of Trustees shall deem to be equitable.

(n) There will be no disbursements out of the reserve fund established by the Fund by way of dividends or distributions of accumulated reserves to Members until after provision has been made for all obligations against the Fund and except at the discretion of the Board of Trustees.

(o) Qualified service providers, including attorneys selected by the Fund, shall defend, investigate, settle and otherwise process and dispose of all claims, suits, allegations or demands that may result in liability assumed by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(p) The Member, through the Board of Trustees, does hereby appoint the Administrator as its agent and attorney-in-fact, to act on its behalf and to execute all necessary contracts, reports, waivers, agreements, excess insurance contracts, service contracts, and other documents reasonably necessary to accomplish the purposes and to fulfill the responsibilities of the Fund; to make or arrange for the payment of claims, claims expenses, and all other matters required or necessary insofar as they affect the matters covered pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and the rules and regulations now or hereafter promulgated by the Board of Trustees.

(q) To make prompt payment of all contributions and penalties as required by the Board of Trustees, said contributions or penalties to be determined by the Board of Trustees. Any disputes concerning contributions or penalties shall be resolved after the payment of said contributions or penalties.

(r) To pay reasonable penalties as determined by the Board of Trustees for late payment of contributions required under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire and be cancelled, upon no less than ten (10) days prior written notice from the Fund to the Member, for nonpayment of contributions.

(t) To abide by all the terms and conditions of this Agreement, the Participation Agreement, the Fund's by-laws, the rules and regulations, the terms of any coverage document issued by the Fund to the Member, and any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(u) Each Member voluntarily transfers to the Trust any rights and privileges such Member enjoys under the laws of the State of Florida, including Sections 163.01, and 768.28, Florida Statutes, and specifically those statutory provisions pertaining to such Member's sovereign immunity and the applicable limitations of the Member's liability to \$100,000.00 per individual claim, and to \$200,000.00 for multiple claims, arising out of the same transaction. The purchase of insurance or indemnity hereunder shall not be deemed or be construed as a waiver of sovereign immunity by the Members.

SECTION VIII

ACCOUNTING

True and complete accounts shall be kept of all transactions and of all assets and liabilities of the Trust. The accounts of the Trust shall be audited annually by a firm of independent certified public accountants, which shall be selected by the Board of Trustees.

SECTION IX

DURATION

This Agreement shall continue in full force and effect until it is terminated by the mutual consent of all the Members; provided, however, that this Section IX shall not be construed to preclude the termination and winding up of the Trust within the discretion of the Board of Trustees, or the amendment of this Agreement pursuant to Section X.

AMENDMENT

This Agreement may be amended upon the written consent of the Members of the Fund. Execution of a Participation Agreement or renewal of coverages provided by the Fund shall constitute such written consent.

SECTION XI

STATUTES, RULES AND REGULATIONS

The Trust shall at all times act in accordance with the provisions of statutes, rules and regulations of the State of Florida.

SECTION XII

MISCELLANEOUS PROVISIONS

- 12.1 PROHIBITION AGAINST ASSIGNMENT.** No Member may assign any right, claim, or interest it may have under this Agreement, or any coverage term, and no creditor, assignee, or third-party beneficiary of any Member shall have any right, claim, or title to any part, share, interest, funds, or assets of the Trust except as specifically may be agreed to by the Trust.
- 12.2 APPLICABLE LAW.** This Agreement shall be governed by and construed in accordance with the statutes, rules and regulations of the State of Florida, and all questions pertaining to its validity, construction, and administration shall be determined in accordance with the laws of the State of Florida.
- 12.3 ENFORCEMENT.** The Trust and its Members shall have the power to enforce this Agreement by action brought in any court of appropriate jurisdiction within the State of Florida.
- 12.4 SEVERABILITY.** If any term or provision of this Agreement, or the application of such term or provision to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be effected, and each term or provision of this Agreement shall be valid and enforceable to the full extent permitted by law.
- 12.5 CONSTRUCTION.** Whenever any words are used in this Agreement in the masculine gender, they shall be construed as though they were also used in the feminine or neutral gender in all situations where they would so apply.

ed in this Agreement in the singular, they shall

be construed as though they were also used in the plural form in all situations where they would so apply. Whenever any words are used in this Agreement in the plural form, they shall be construed as they thought were used in the singular form in all situations where they would so apply.

12.6 FISCAL YEAR. The Fund shall operate on a fiscal year from 12:01 a.m., October 1, to midnight the last day of September of the succeeding year. Application for membership, when approved in writing by the Board of Trustees or its designee, shall constitute a continuing contract for each succeeding fiscal year unless cancelled by the Board of Trustees or the participating Member in the manner herein provided.

By execution of the attached Participation Agreement or renewal of coverages provided by the Fund, and upon acceptance by the Board of Trustees, or their designated agent, the Member agrees to be fully bound by the terms and conditions of the Amended Interlocal Agreement, effective October 1, 2004, and thereafter.

**MENT "A" TO THE
AMENDED INTERLOCAL AGREEMENT
CREATING
THE PREFERRED GOVERNMENTAL INSURANCE TRUST**

WHEREAS, Section X of the Amended Interlocal Agreement Creating The Preferred Governmental Insurance Trust (alternatively "Preferred", "Fund" or "Trust") provides that the Interlocal Agreement may be amended by the members of Preferred, and that execution of either a Participation Agreement or an Agreement for Renewal of Coverage shall constitute written consent to such amendment; and

WHEREAS , in order to protect the integrity of Preferred, its continued success and provide security as to its operation and administration, it is essential that the provisions of the Interlocal Agreement, relating to who may serve as a Trustee of Preferred, be fully compliant with applicable Florida Statutes;

NOW, THEREFORE , by execution of a Participation Agreement or Agreement for Renewal of Coverage, the Members of Preferred do hereby amend subsection 5.1 of the Amended Interlocal Agreement to read as follows:

5.1 NUMBER AND QUALIFICATION OF TRUSTEES. The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Upon initial election to the Board of Trustees, a Trustee shall be a local elected official of a member of the Trust. No two (2) Trustees may be local elected officials from the same governmental entity. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as a local elected official. Following a Trustees' initial term of office, such Trustee may continue to serve as a Trustee of Preferred provided: (1) such Trustee holds an office as an elected local official (as required by s. 624.4622(1) (d) Florida Statutes); and (2) a majority of the Board of Trustees, in their sole discretion, determine that it is in the best interest of the Trust that such Trustee continue to serve as a Trustee of Preferred, and so elects such Trustee to continue to serve a successive term, or terms. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such election to the Chairman, or acting Chairman, of the Board of Trustees.

Effective Date: October 1, 2013

Monthly Recreation Amenity Use Agreement

This Monthly Recreation Amenity Use Agreement (this “**Agreement**”) is made and entered into as of April 28, 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 in 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 reduced Monthly Non-Resident User Fee of \$90.00 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 from the date first listed above through the sooner of two (2) dates: either (1) March 31, 2027, or (2) the date the Townhomes receive its Certificate of Occupancy for its amenity. 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 Willow Bridge
4532 W. Kennedy Blvd., #285
Tampa, FL 33609
Attn: Tanya Kreshon
tkreshon@willowbridgepc.com

To District:
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

To Developer:
Eisenhower Property Group
111 S. Armenia Ave., Ste. 201
Tampa, FL 33609
Attn: Sean Lance
sean@kinward.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.

[Signature Page To Follow]

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

**Two Rivers East Community
Development District**



Carlos de la Ossa
Chair of the Board of Supervisors

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



Name: SEAN LANCE
Title: PRESIDENT

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

Addendum "A" to the Landscape Maintenance Services Agreement

This Addendum "A" to the Landscape Maintenance Services Agreement dated May 20, 2025, as amended by previous Addendums (the "Addendum A") is made and entered into as of March 26, 2026, by and between the **Two Rivers East Community Development District** (the "District") and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the "Contractor").

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated May 20, 2025 (the "**Original Agreement**"). The Original Agreement was amended by two (2) Addenda, Addendum #2 and Addendum #3, on subsequent dates. Portions of those Addenda's scopes now need to be removed from the overall Scope of Services by this Addendum A. Specifically, Addendum #2 will remove the Two Rivers East 301 Roadway Rough Cutting and Addendum #3 will remove the Two Rivers East Lodge Grass Blvd Roadway Maintenance Extension. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor each has the authority to execute Addendum "A" and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum "A" so that this Addendum "A" constitutes a legal and binding obligation of each party hereto.

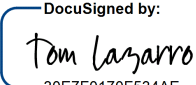
NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

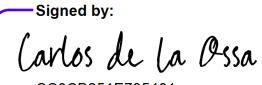
- Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum "A."
- Removal from Scope of Services.** Contractor agrees to remove the services as described in the attached **Exhibit A**. Contractor shall cease all work associated with these services.
- Subtracted Compensation for Removal of Services.** The total monthly amount that will be subtracted from the Services will be \$2,599.99.
- Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #2 effective as of the date written above.

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

**Two Rivers East
Community Development District**

DocuSigned by:

 By: _____
 Name: Tom Lazarro
 Title: CEO

Signed by:


 Carlos de la Ossa
 Chair of the Board of Supervisors



Landscape Maintenance Agreement

Attn: **Two Rivers East**
2412 Lodge Grass Blvd,
Zephyrhills, FL 33541

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

Two Rivers East Lodge Grass Blvd Roadway Maintenance Extension

Landscape Maintenance Summary

Lawncare Maintenance		\$ 31,199.87	Annually
----------------------	--	--------------	----------

Grand Total Annually	\$ 31,199.87
Grand Total Monthly	\$ 2,599.99

Contract Start Date: _____

Two Rivers East Meritage Homes

Name Carlos de la Ossa

Title _____

Signed by:
Carlos de la Ossa
CC0CB251E795481...
Signature _____ Date _____

Down To Earth

Name Tom Lazzaro

Title _____

DocuSigned by:
Tom Lazzaro
30E7F0170F534AE...
Signature _____ Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Two Rivers East Lodge Grass Blvd Maintenance Extension

Addendum #7 to the Landscape Maintenance Services Agreement (West Side of Lodge Grass Blvd)

This Addendum #7 to the Landscape Maintenance Services Agreement dated May 20, 2025 (this “**Addendum #7**”) is made and entered into as of April 29, 2026, by and between the **Two Rivers East Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, an Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated May 20, 2025, along with previous additional Addendums 1 through 6 (collectively, the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services, relevant portions of which include a maintenance map of the additional areas, which are attached and incorporated into this Addendum #7 as **Exhibit A**. The District and the Contractor each has the authority to execute this Addendum #7 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #7 so that this Addendum #7 constitutes a legal and binding obligation of each party hereto.


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

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #7.
2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional common areas (West Side of Lodge Grass Blvd) as described and depicted in Exhibit A. Contractor shall provide all labor and equipment necessary for these services.
3. **Compensation for Additional Services**. Contractor shall perform the additional services for a total additional amount of Seven Thousand One Hundred Thirty-Six Dollars and Sixty-Eight Cents (**\$7,136.68**) per month.
 - a. Two Rivers East – Lodge Grass Blvd (West Side)
 - i. Lawncare Maintenance = \$71,446.01 Annually
 - ii. Irrigation Inspection = \$8,320.00 Annually
 - iii. Fertilization/Pest Control = \$5,874.13 Annually
 - b. GRAND ADDITIONAL TOTAL = \$85,640.13 Annually
 - c. GRAND ADDITIONAL TOTAL MONTHLY = **\$7,484.60**

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

IN WITNESS WHEREOF the undersigned have executed this Addendum #7 effective as of the date written above.

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

DocuSigned by:

 By: _____
 Name: Tom Lazarro
 Title: CEO

Two Rivers East
Community Development District


Signed by:

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

EXHIBIT A

Landscape Maintenance Proposal

Two Rivers East – Lodge Grass Blvd (West Side)

Landscape Maintenance Summary

Lawncare Maintenance		\$ 71,446.01	Annually
Irrigation Inspection		\$ 8,320.00	Annually
Fertilization/Pest Control		\$ 5,874.13	Annually

Grand Total Annually	\$ 85,640.13
Grand Total Monthly	\$ 7,136.68

Scope Calendar

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

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Service Map



Lodge Grass Blvd (West Side)

From sidewalk to road D2E responsibility. West of sidewalk not in scope



Down to Earth Landscape & Irrigation

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

Estimate: #146833

Customer Address

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

Billing Address

Jayna Cooper
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa, FL 33604

Physical Job Address

Two Rivers East
 1988 Draughton Drive
 Zephyrhills, FL 33541

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

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$65.00
Confederate Jasmine Installed (E)	1 Gallon Plant	600	\$13.52	\$8,112.00
Azalea "Red Ruffle" Installed (E)	3 Gallon Plant	60	\$40.51	\$2,430.60
Azalea "Formosa" Installed (E)	3 Gallon Plant	30	\$29.83	\$894.90
Flax Lily "Blueberry Flax" Installed (E)	1 Gallon Plant	30	\$13.52	\$405.60
Cocoa Mulch Installed (E)	2 Cubic Foot Bag	150	\$11.26	\$1,688.99
			Subtotal	\$13,597.09
			Estimated Tax	\$0.00
			Job Total	\$13,597.09

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



- Focal point plant replacements around both entrance's 301& SR 56, Entrance to Casa Fresca. We are also removing a cluster of coonties that have died and replacing with Flax lily
- This is not for all dead plant material just the focal points.

Irrigation will be billed as needed.

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Dave Towsley
Down to Earth

05/01/2026
Date

Agreed & Accepted By:

Jayna Cooper 5-4-2026
Inframark Date

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

Addendum #1 to the Aquatic Management Maintenance Services Agreement

This Addendum #1 to the Aquatic Management Maintenance Services Agreement (this “Addendum”) is made and entered into as of May 6, 2026, by and between the **Two Rivers East Community Development District** (the “District”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “Contractor”).

Background Information:

The District and the Contractor entered into the Aquatic Management Maintenance Services Agreement dated September 23, 2025 (the “Agreement”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum. The District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

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

- Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum.
- Addition to Scope of Services.** Contractor agrees to provide the additional aquatic management services described in their scope of work, relevant parts of which are attached hereto as **Exhibit A** for the District’s waterways depicted in the map included in their scope of work.
- Additional Compensation for Additional Services.** Contractor shall perform the additional services for the annual amount of **\$20,724.00**. The total additional monthly amount added to the Agreement will be **\$1,727.00**.
- Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

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

Sitex Aquatics, LLC

Signed by:
 By: Joe Craig
4BA7BFF299845C...
 Name: Joe Craig
 Title: President

Two Rivers East Community Development District

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



Sitex agrees to provide aquatic management services for a period of 12 months:

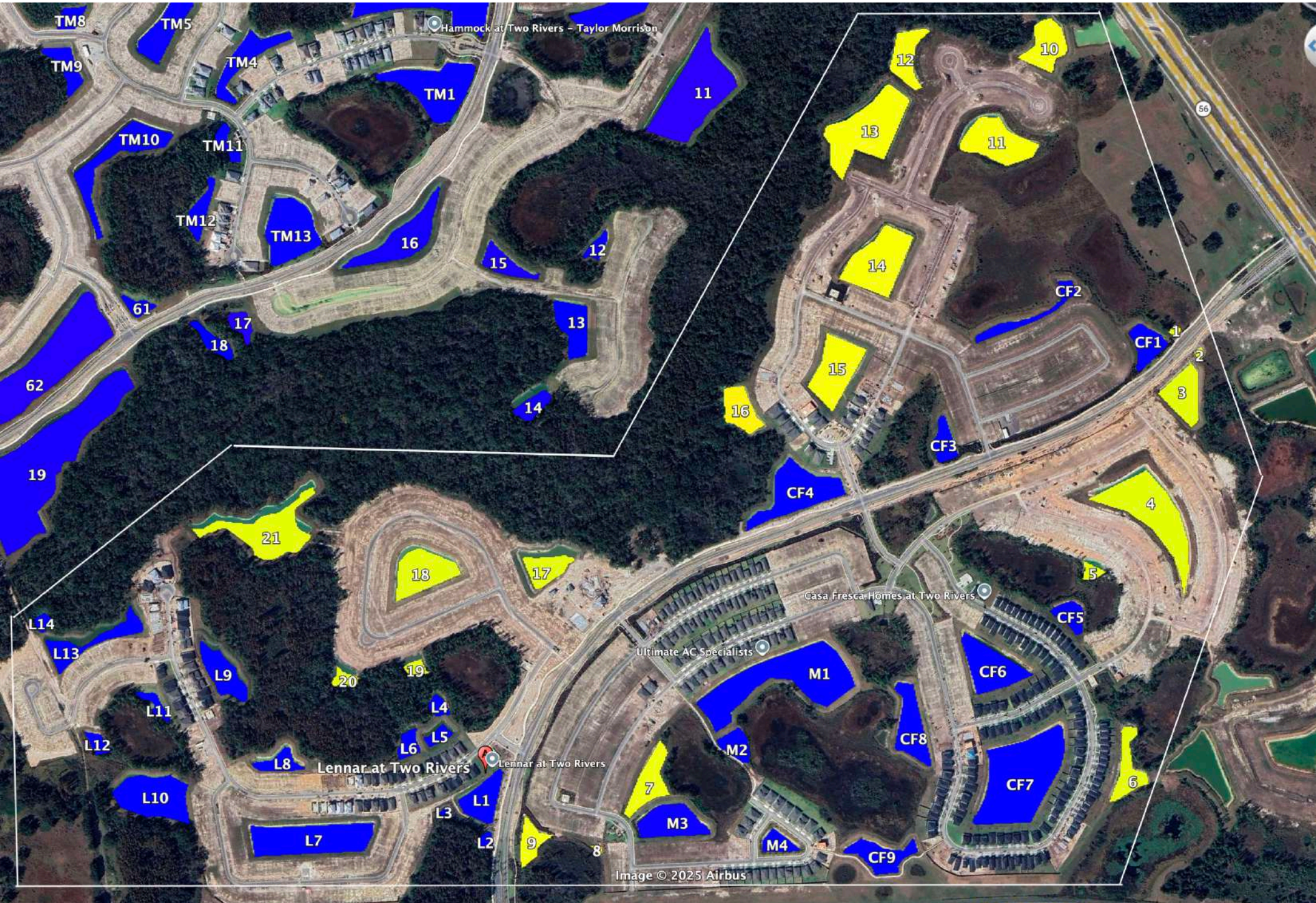
21 Waterways (28 acres) at the Two Rivers East community located in Zephyrhills, FL (SEE ATTACHED MAP, PONDS MARKED IN YELLOW ONLY)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

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

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

Total Monthly Service Amount:	\$1,727.00
Total Annual Maintenance Cost:	\$20,724.00





TWO RIVERS EAST CDD

FIELD INSPECTION REPORT- MAY-DOWN TO EARTH

Monday, May 4, 2026

Prepared For Board Of Supervisors

22 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

Scheduled/Monitoring

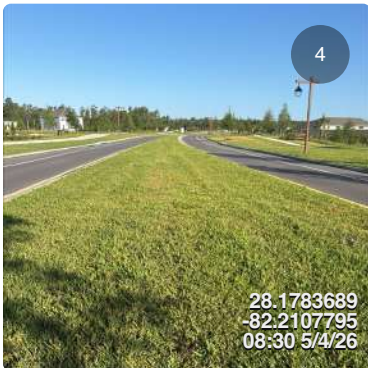
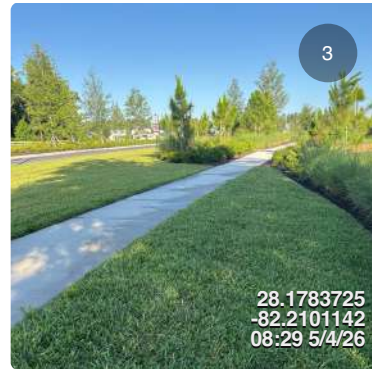
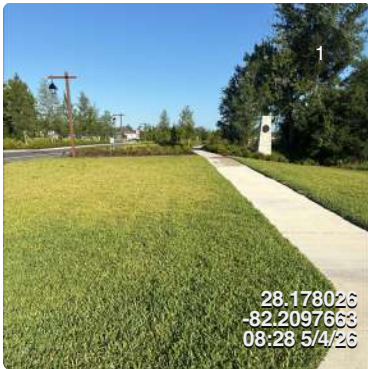
Not completed/No response

Item 1- 301 & Lodge Grass Entrance

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

Turf at entrance is holding fair under current watering restrictions. Stress is visible in multiple areas. Section shown in Photo 2 is dead and needs replacement.

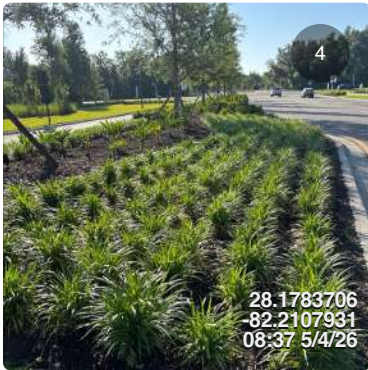
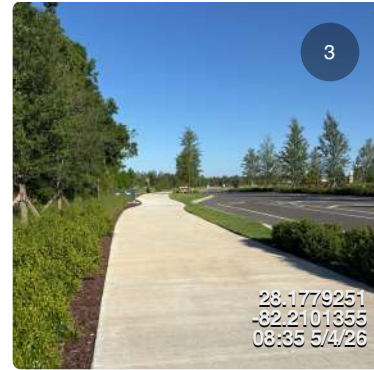
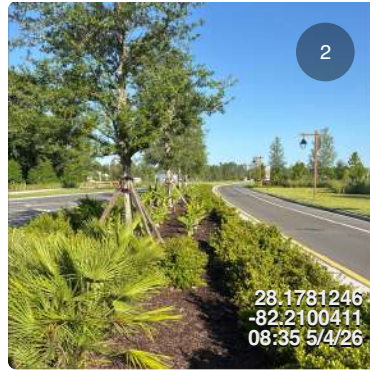
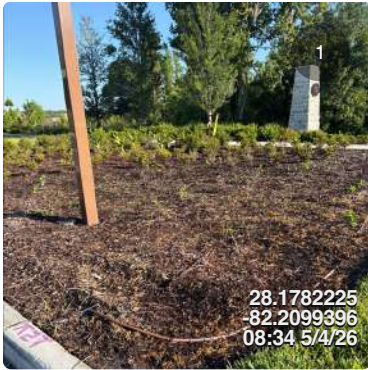


Item 2- 301 & Lodge Grass

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

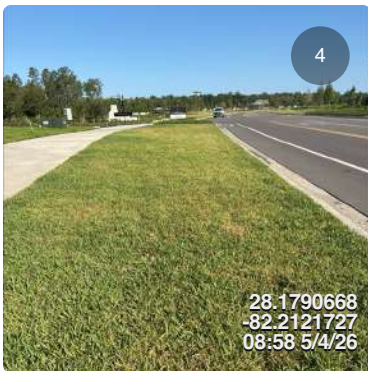
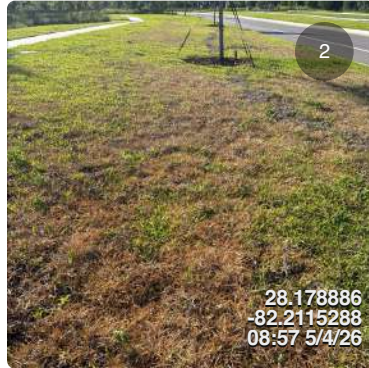
Right-side bed along Lodge Grass: dead plant material has been removed by Down to Earth; jasmine replacement is pending per proposal. Center island plant material has recovered from prior cold damage and is currently green and stable. Additional entrance beds are maintained with minimal weed presence.



Item 3- Lodge Grass Heading NW

Assigned To: Down To Earth

Along Lodge Grass heading northwest, turf areas are showing stress under once-weekly irrigation restrictions. Some sections are declining and should be monitored and addressed as conditions allow. Weed presence is also noted within turf areas and should be treated as part of routine maintenance.

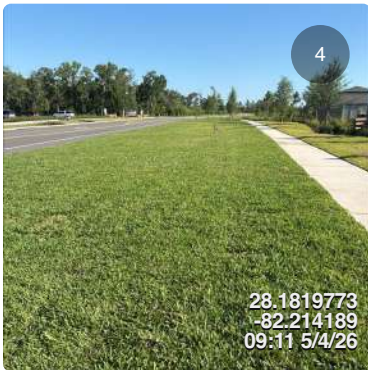
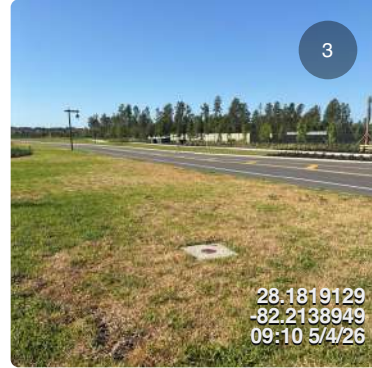
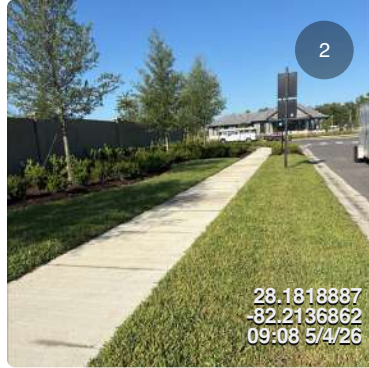


Item 4- Lodge Grass (turf)

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

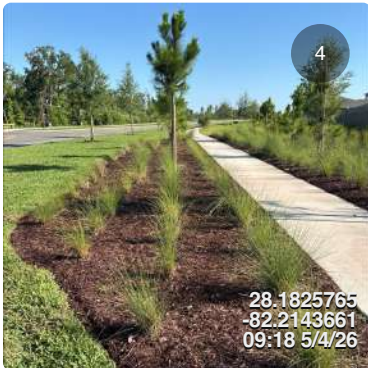
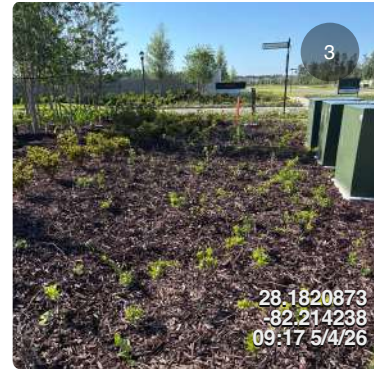
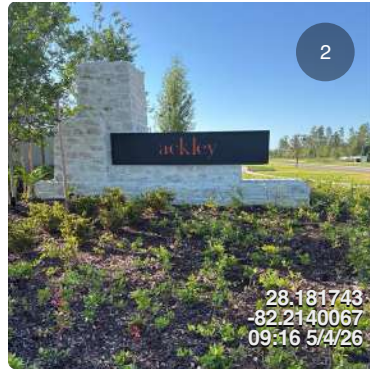
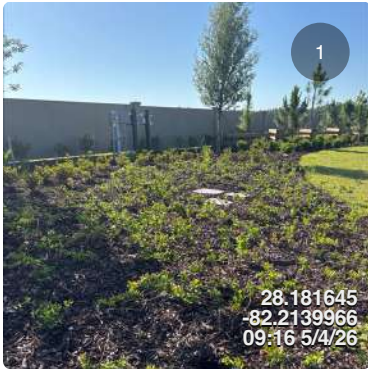
Additional turf areas along Lodge Grass show stress due to once-weekly irrigation restrictions. Some sections are performing better than others with more stable turf density and color. Down to Earth is evaluating and working on corrective measures for affected areas.



Item 5- Lodge Grass & Ackley

Due By: Tuesday, May 19, 2026

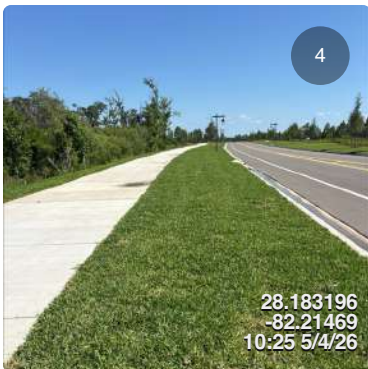
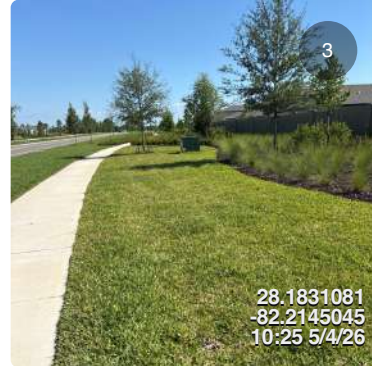
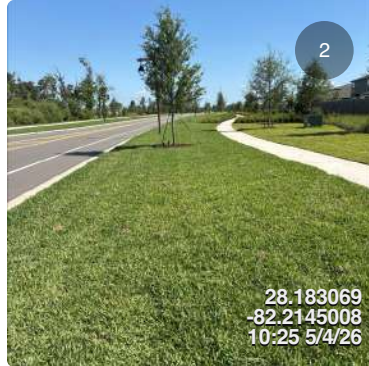
Assigned To: Down To Earth



Item 6- Lodge Grass (Turf)

Assigned To: Down To Earth

Turf conditions vary across the site. Some newer areas look greener and healthier, while other areas show more stress. This is consistent with current irrigation restrictions and normal site differences.

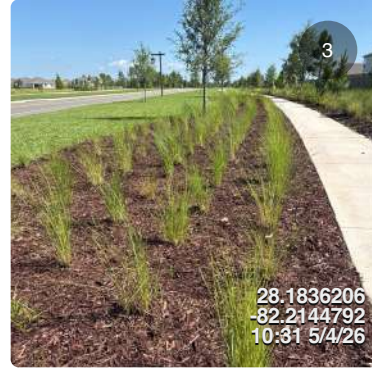


Item 7- Lodge Grass Plant Material

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

Plant material along Lodge Grass heading toward Field Crest is green, healthy, and well maintained. Some weeds are present along the sidewalk and will require treatment. Overall, the area is in good condition.”



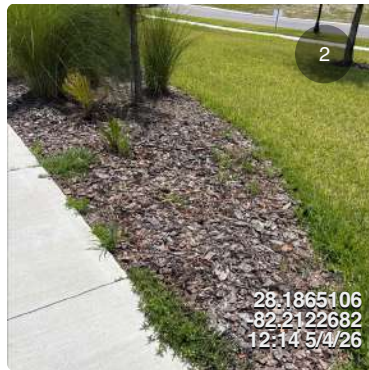
Item 8- Casa Fresca Park

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

The landscape beds at Casa Fresca Park contain a significant amount of weeds throughout the beds. These areas should be treated with a selective herbicide to control weed growth.

These are focal and high-traffic areas and should be maintained consistently to standard. Down to Earth to address and continue monitoring for reoccurrence.



Item 9- Casa Fresca Park

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

The turf at Casa Fresca Park area, on the corner of Lawson Way and Sagemoor Dr, is showing stress due to the once-a-week irrigation restrictions.

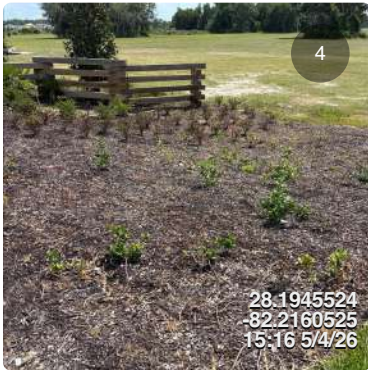
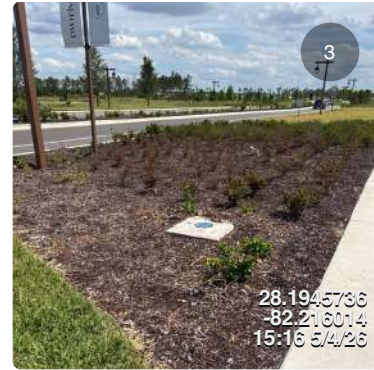
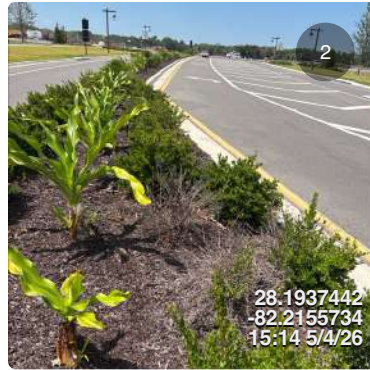
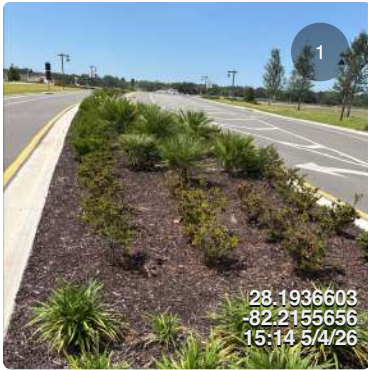


Item 10- SR 56 & Lodge Grass Entrance

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

Entrance at Lodgegrass and State Road 56: Center island is mostly healthy, but some dead plant material needs to be removed and replaced. Main entrance plant material appears stressed with browning present—inspect irrigation coverage. Additional plant material throughout beds is declining and requires replacement. Proposal has been submitted.

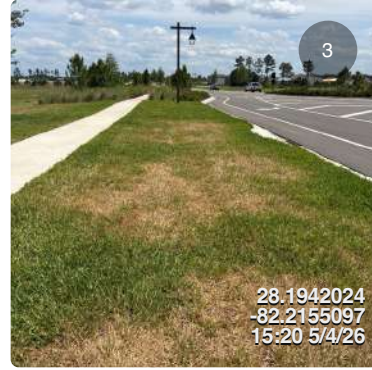
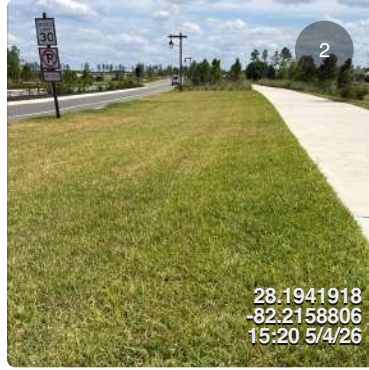


Item 11- Lodge Grass & SR 56 (Turf)

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

Turf at the entrance of Lodgegrass and State Road 56 is showing signs of stress due to water restrictions. Down to Earth has been supplementing with water tank applications throughout the area.

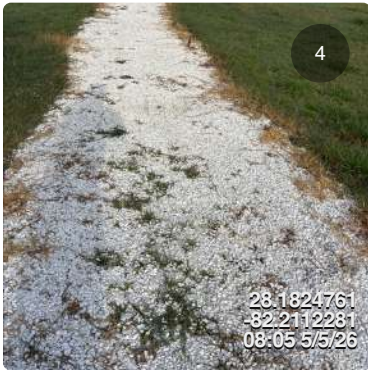
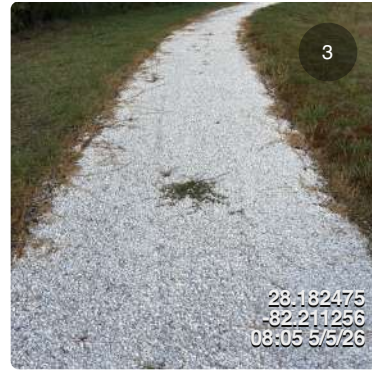


Item 12- Shell Path

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

Shell path at the end of Cool Ridge PL was treated and some weeds have died off, but there are still remaining and new weeds present. This area should continue to be maintained, with weeds removed as needed. The shell path also needs a cleaner soft edge to better define the shell and turf, as it is a commonly used resident pathway and should be kept neat.

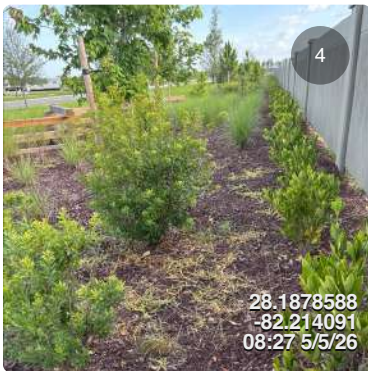
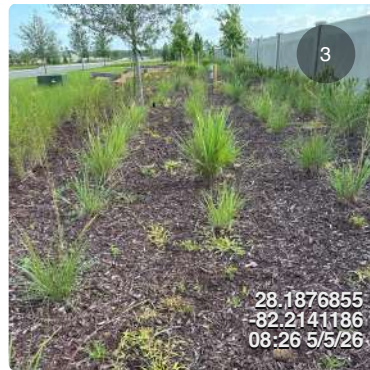
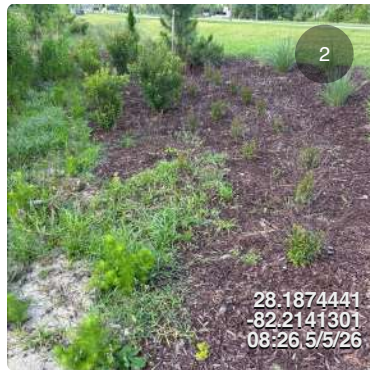


Item 13- Lodge Grass

Due By: Tuesday, May 19, 2026

Assigned To: Down To Earth

Landscape beds need a defined soft edge, as turf runners are encroaching into the mulch areas. Weeds are also present along the conservation line and should be treated to keep that growth separate from the beds. Previously treated weeds are beginning to die off but will need follow-up removal, either by hand-pulling or once fully burned down. Firebush have new growth present and should be pruned to remove dead material and promote healthy growth.

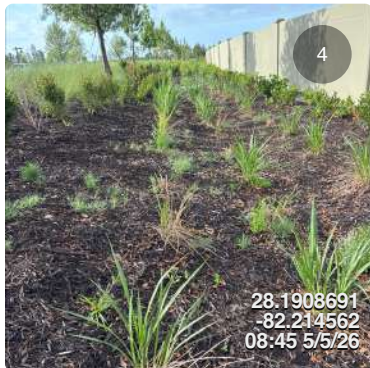
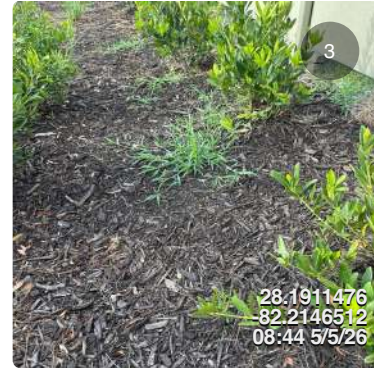
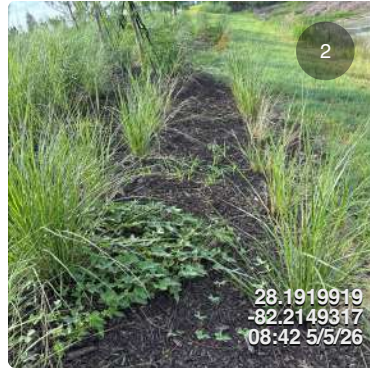
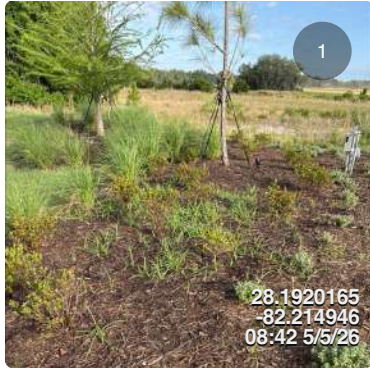


Item 14- Lodge Grass

Due By: Tuesday, May 19, 2026

Assigned To: Juniper

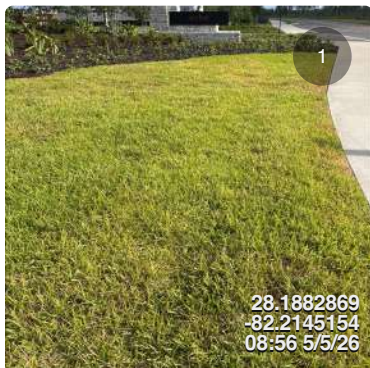
Beds along the wall in the DR Horton section heading toward Archer have a significant amount of weeds present and need to be treated.



Item 15- Lodge Grass (turf)

Assigned To: Juniper

Turf at the Archer entrance is showing signs of dryness and stress due to current water restrictions. Overall, the turf is holding condition. Continue to monitor and provide supplemental watering within permitted schedules.

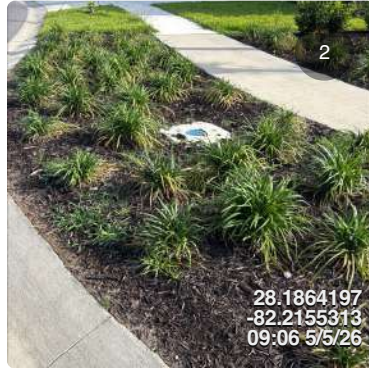
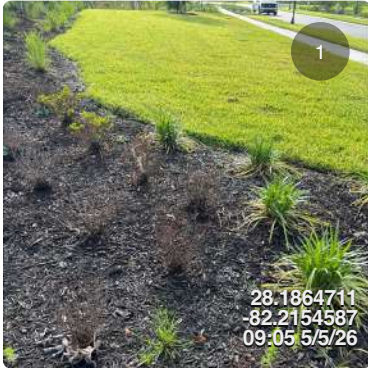


Item 16- Steeple Spring Ln

Due By: Tuesday, May 19, 2026

Assigned To: Juniper

Beds along Steeple Spring have a significant amount of weeds present and need to be treated. Dead plant material should also be removed.

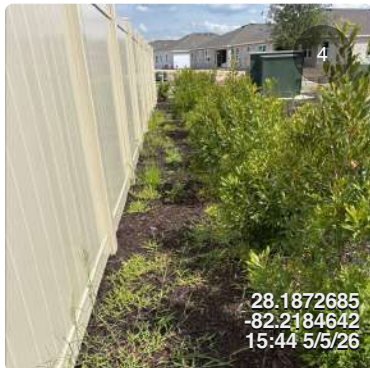
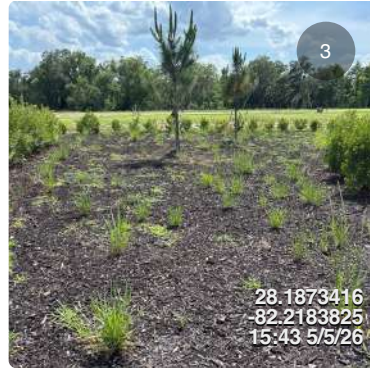
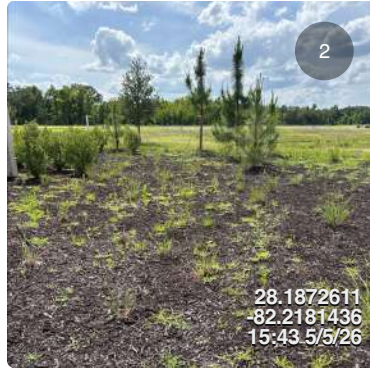


Item 17- Hillridge Trl (Lift Station

Due By: Tuesday, May 19, 2026

Assigned To: Juniper

The landscape bed surrounding the lift station off Hillridge Trail has a significant amount of weeds that need to be treated and removed.

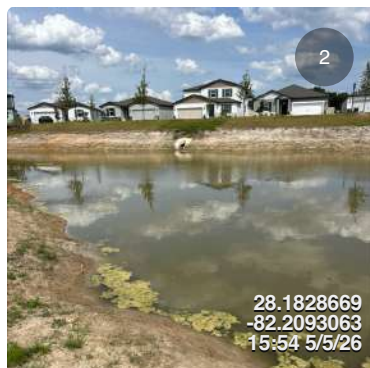
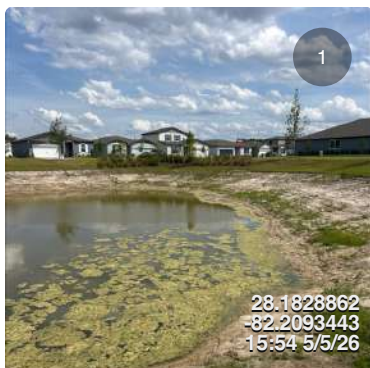


Item 18- M4

Due By: Tuesday, May 19, 2026

Assigned To: Sitex Aquatics

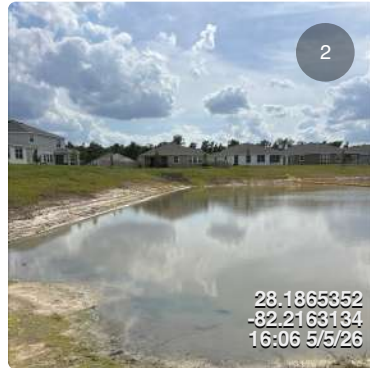
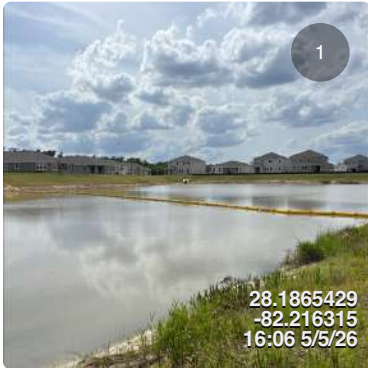
The pond has filamentous algae that needs to be treated.



Item 19- Stratten Dr Pond

Assigned To: Sitex Aquatics

The pond is well maintained.

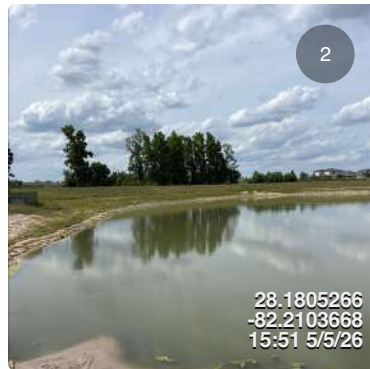
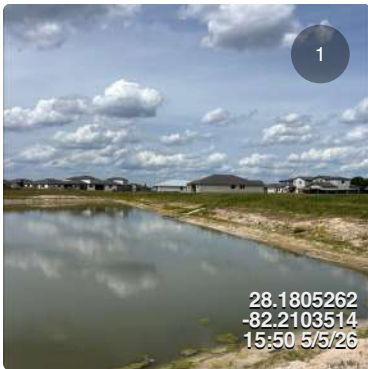


Item 20- M3

Due By: Tuesday, May 19, 2026

Assigned To: Sitex Aquatics

The pond has very little filamentous algae along the waters edge.

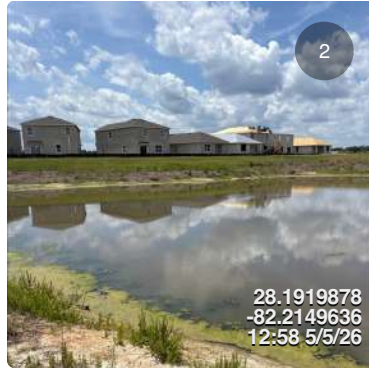


Item 21- CF1

Due By: Tuesday, May 19, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae that needs to be treated along with some trash that needs to be removed.



Item 22-CF4

Due By: Tuesday, May 19, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae that needs to be treated

