

*Two Rivers East  
Community Development  
District*

June 16, 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  
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, June 16, 2026, at 11:00 a.m.

The Regular Meeting of Two Rivers East Community Development District will be held on **June 16, 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. Acceptance of Tom Spence Resignation

B. Appointment to Vacant Seat

### 4. CONSENT AGENDA

A. Approval of the Regular Meeting Minutes of May 19, 2026

B. Consideration of the Operation and Maintenance Expenditures May 2026

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

D. Ratification of the Addendum #1(E.2) Juniper Landscaping Maintenance Service Agreement

E. Ratification of the Clubhouse Janitorial Cleaning Service Agreement with Jayman Enterprises

F. Ratification of the Second Amendment to the Management Service Master Agreement

G. Ratification of the Salva Tree Cutting Service Proposal 2026-120

H. Ratification of the 1745 Lodge Grass Blvd Security System Installation and Off Site Service Agreement

I. Ratification of the Down to Earth Landscape & Irrigation Mulch Proposal 148632

J. Ratification of the Fence Easement Encroachment Agreement 1847 Brekey Way

K. Ratification of the Salva Tree Cutting Turf Replacement Area Proposal 2026-124

L. Ratification of the Addendum No. 8 Landscape Maintenance Service Agreement

Amenity Center-1733 Lodge Grass Blvd.

**5. STAFF REPORTS**

A. District Counsel

B. District Manager

i. Community Inspection Report

ii. Sitex Aquatics Monthly Report

C. District Engineer

**6. BOARD MEMBERS COMMENTS**

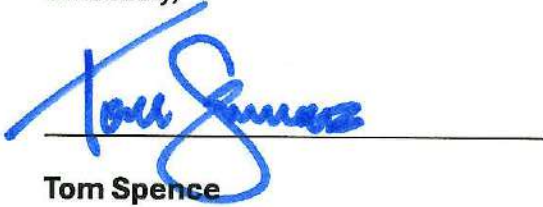
**7. ADJOURNMENT**

To Whom It May Concern:

Please accept this letter as my formal resignation from my position as a Board Supervisor for the Two Rivers East Community Development District, effective **June 16th, 2026**.

Thank you for the opportunity to serve.

Sincerely,



Tom Spence

**MINUTES OF MEETING  
TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

1           The regular meeting of the Board of Supervisors of Two Rivers East Community  
2 Development District was held on Tuesday, May 19, 2026, at 11:30 a.m., at the SpringHill Suites by  
3 Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

4  
5           Present and constituting a quorum were:

6			
7	Carlos de la Ossa	Chairperson	
8	Ryan Motko	Assistant Secretary	(via phone)
9	Thomas Spence	Assistant Secretary	
10	Angie Grunwald	Assistant Secretary	

11  
12           Also present were:

13			
14	Jayna Cooper	District Manager	
15	Rollamay Turkoane	District Manager	
16	Brooke Chapman	District Manager	(via phone)
17	Brian Lamb	VP Developer Services	
18	Kathryn Hopkinson	District Counsel	
19	John Vericker	District Counsel	
20	Arturo Gandarilla	Field Manager	

21  
22           *This is not a certified or verbatim transcript but rather represents the context and summary*  
23 *of the meeting. The full meeting is available in audio format upon request. Contact the District*  
24 *Office for any related costs for an audio copy.*

25  
26 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

28  
29 **SECOND ORDER OF BUSINESS**

**Public Comments**

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

31  
32 **THIRD ORDER OF BUSINESS**

**Business Items**

33 **A. Announcing the Number of Registered Voters - 246**

34           Ms. Turkoane informed the Board, as of April 17, 2026, there are 246 registered voters.

35  
36 **B. Consideration of Resolution 2026-06; Re-designating a Qualified Public Depository**

37  
38 

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in 39 favor, Resolution 2026-06; Re-designating a Qualified Public Depository, 40 was adopted. 4-0
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42 **C. Consideration of Resolution 2026-07; Setting Landowners' Meeting & Election**  
43 *Seats 1, 2, 5 are up for election.*  
44

45 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in  
46 favor, Resolution 2026-07; Setting Landowner Election for Tuesday,  
47 November 17, 2026 at 11:00 a.m., at the SpringHill Suites by Marriott  
48 Tampa Suncoast Parkway 16615 Crosspointe Run Land O'Lakes, Florida  
49 34648, was adopted. 4-0

50  
51 **D. Presentation of FY 2027 Proposed Budget**

52 Ms. Turkoane presented/reviewed the FY 2027 Budget.  
53

54 **E. Consideration of Resolution 2026-08; Approving Fiscal Year 2027 Proposed Budget**  
55 **& Setting Public Hearing**  
56

57 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in  
58 favor, Resolution 2026-08 Approving Fiscal Year 2027 Proposed Budget &  
59 Setting Public Hearing, for Tuesday August 18, 2026 at 11:00 a.m., at the  
60 Springhill Suites located at 16615 Crosspointe Run Land O Lakes, was  
61 adopted. 4-0

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63 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

- 64 **A. Approval of the Regular Meeting Minutes of April 21, 2026**
- 65 **B. Consideration of the Operation and Maintenance Expenditures April 2026**
- 66 **C. Acceptance of the Financials and Approval of the Check Register for April 2026**  
67 **(Under Separate Cover)**
- 68 **D. Ratification of the Warranty Deed and Board of County Commissioners Resolution**  
69 **No. 26-199**
- 70 **E. Ratification of the Easement Encroachment Agreement 1400 Broward Drive**
- 71 **F. Ratification of the Easement Encroachment Agreement 1095 Broward Drive**
- 72 **G. Ratification of the Landscape Maintenance Service Agreement with Juniper E.1**
- 73 **H. Ratification of the Brown & Brown Insurance Proposals**
- 74 **I. Ratification of the Monthly Recreation Amenity Use Agreement**
- 75 **J. Ratification of the Down to Earth Addendum A Landscape Maintenance Service**  
76 **Agreement**
- 77 **K. Ratification of the Down to Earth Addendum 7 Landscape Maintenance Service**  
78 **Agreement Two Rivers East Community Development 1**
- 79 **L. Ratification of the Down to Earth Irrigation Focal Point Replacement Proposals**  
80 **146833**
- 81 **M. Ratification of the 1st Amendment to the Aquatic Management Agreement with Sitex**  
82 **(Yellow Ponds)**

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

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**FIFTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

There being no report, the next item followed.

**B. District Manager**

The Board requested ratification of a 60-day Notice of Secure for *Down-to-Earth* as well as a 60-day notice to Inframark, LLC. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, to provide 60-day Notice of Secure to *Down to Earth*, as well as a 60-day notice to Inframark, LLC, was ratified. 4-0

**i. Community Inspections Report**

Mr. Gandarilla presented and reviewed the Community Inspections Report, a copy of which was included in the agenda package.

**C. District Engineer**

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

**SIXTH ORDER OF BUSINESS** **Board Members' Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS** **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the meeting was adjourned at 11:39 p.m. 4-0

\_\_\_\_\_  
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
<b>Monthly Contract</b>						
DOWN TO EARTH	5/1/2026	173532	\$41,366.85			MAY 2026-LANDSCAPE CONTRACT
DOWN TO EARTH	5/12/2026	175172	\$7,136.68		\$48,503.53	MAY 2026-LANDSCAPE MAINTENANCE CONTRACT
INFRAMARK LLC	5/1/2026	178505	\$1,000.00			ACCOUNTING SERVICES 05/26
INFRAMARK LLC	5/1/2026	178505	\$375.00			ADMINISTRATION 05/26
INFRAMARK LLC	5/1/2026	178505	\$250.00			CONSTRUCTION ACCOUNTING 05/26
INFRAMARK LLC	5/1/2026	178505	\$416.67			DISSEMINATION SERVICES 05/26
INFRAMARK LLC	5/1/2026	178505	\$2,083.33			DISTRICT MANAGEMENT 05/26
INFRAMARK LLC	5/1/2026	178505	\$1,000.00			FIELD SERVICES 05/26
INFRAMARK LLC	5/1/2026	178505	\$416.67			FINANCIAL & REVENUE COLLECTION 05/26
INFRAMARK LLC	5/1/2026	178505	\$200.00			RECORDING SECRETARY 05/26
INFRAMARK LLC	5/1/2026	178505	\$50.00			RENTAL AND LEASES 05/26
INFRAMARK LLC	5/1/2026	178505	\$50.00			TECHNOLOGY/DATA STORAGE 05/26
INFRAMARK LLC	5/1/2026	178505	\$100.00	\$5,941.67	\$5,941.67	WEBSITE MAINTENANCE/ADMIN 05/26
SITEX AQUATICS LLC	5/1/2026	11036-B	\$2,181.00			MAY 2026-AQUATIC MAINTENANCE
SITEX AQUATICS LLC	5/15/2026	11086-B	\$1,727.00		\$3,908.00	MAY 2026-AQUATIC MAINTENANCE
STRALEY ROBIN VERICKER	5/12/2026	28397	\$8,088.00			APRIL 2026-DISTRICT LEGAL COUNSEL
<b>Monthly Contract Subtotal</b>			<b>\$66,441.20</b>			
<b>Variable Contract</b>						
ALCHEMY POOL SERVICE LLC	5/5/2026	000809	\$4,750.00			MAY 2026-POOL CLEANING & MAINTENANCE
COASTAL OUTDOOR SERVICES, LLC.	5/25/2026	3546	\$6,000.00			Watering Trucks 05/19/26 & 05/20/26
INFRAMARK LLC	5/14/2026	179230	\$14.06			APRIL 2026-POSTAGE
KINGS POWER WASHING SERVICES DBA	2/2/2026	1220	\$425.50			FEB 2026-POWER WASHING SIDEWALK
PAGE PER PAGE	5/20/2026	PRC-051926-16797	\$7.19			Postage for FY 2027 Proposed Budget 05/26
SALVA TREE CUTTING SERVICE	5/26/2026	2026-120-DEP	\$5,750.00			TURF REPLACEMENT AREA
STANTEC CONSULTING SERVICES	4/23/2026	2558522	\$1,095.00			ENGINEERING SERVICES THROUGH 04/23/26
<b>Variable Contract Subtotal</b>			<b>\$18,041.75</b>			
<b>Utilities</b>						
PASCO COUNTY UTILITIES	5/19/2026	24508402	\$574.69			34579 Rangewood Drive 04/06/26-05/06/26

**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	5/19/2026	24508401	\$231.29			34658 Verdure Lane 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24506987	\$19.19			2176 Stillview Pass Reclaim Meter D 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24508363	\$15.15			1477 Cattawood Pass 1.5 Inch Reclaim Common 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24506985	\$71.71			37435 Sagemoor Dr 2 Inch Reclaim Meter B 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24505814	\$3,824.51			1745 Lodge Grass Boulevard Amenity Center 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24505029	\$413.09			Lodge Grass & Flora Ridge Reclaim 2 Inch #2 of 2 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24505027	\$89.89			1178 Broward Dr Reclaim #3 of 3 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24505023	\$30.30			1001 Broward Dr Reclaim Service #1 of 3 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24505022	\$124.23			36444 Steeple Springs Lane Reclaim 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24503534	\$47.47			1926 Coolridge Place Reclaim Meter 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24503536	\$3.03			36709 Coolridge Place Reclaim Meter #3 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24503538	\$213.11			1766 Lodge Grass Blvd 2 Inch Reclaim 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24503721	\$1,469.55			2420 Lodge Grass Blvd Reclaim 2 Inch 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24503722	\$410.06			Lodge Grass Boulevard Reclaim 1.5 #1 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24503723	\$781.74			1972 Lodge Grass Boulevard Reclaim 1.5 #2 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24505021	\$15.15			36153 Hillridge Trail Reclaim 1 Innch #1 04/06/26-05/06/26
PASCO COUNTY UTILITIES	5/19/2026	24505026	\$53.53		\$8,387.69	Broward & Brierview Reclaim 2 Inch #1 of 3 04/06/26-05/06/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2377185	\$44.62			EIECTRIC 03/09/26-04/09/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	4/14/2026	041426-2377182	\$53.31			EIECTRIC 03/09/26-04/09/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2402097	\$56.38			ELECTRIC 04/09/26-05/08/26

**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	5/13/2026	051326-1979	\$56.27			ELECTRIC 04/06/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2401982	\$349.49			ELECTRIC 04/06/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2401946	\$40.59			ELECTRIC 04/08/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2347242	\$1,563.44			STREETLIGHTS 05/13/25
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2347245	\$1,729.76			STREETLIGHTS 05/13/25
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2383273	\$41.34			ELECTRIC 04/08/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2346579	\$2,470.28			STREETLIGHTS 05/13/25
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2383279	\$47.04			ELECTRIC 04/09/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2383281	\$52.83			ELECTRIC 04/09/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2383285	\$52.40			ELECTRIC 04/09/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-383287	\$53.79			ELECTRIC 04/09/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2383295	\$42.32			ELECTRIC 04/09/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2401949	\$40.16			ELECTRIC 04/08/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2401952	\$40.48			ELECTRIC 04/08/26-05/08/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	5/13/2026	051326-2401983	\$498.68		\$7,233.18	ELECTRIC 04/06/26-05/08/26
<b>Utilities Subtotal</b>			<b>\$15,620.87</b>			
<b>Regular Services</b>						
ANGIE GRUNWALD	5/19/2026	AG-051926	\$200.00			BOARD 05/19/2026
CARLOS DE LA OSSA	5/19/2026	CO-051926	\$200.00			BOARD 05/19/2026
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840603	\$838.00			Policy #PK FL1 0294979 25-01 05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840603	\$210.00			Policy #PK FL1 0294979 25-01 05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840603	\$1,215.00	\$2,263.00	\$2,263.00	Policy #PK FL1 0294979 25-01 05/01/26-10/01/26

<b>TWO RIVERS EAST</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
RYAN MOTKO	5/19/2026	RM-051926	\$200.00			BOARD 05/19/2026
SITEX AQUATICS LLC	5/1/2026	11036-B	\$65.43			MAY 2026-TEMPORARY FUEL SURCHARGE
THOMAS R. SPENCE	5/19/2026	TS-051926	\$200.00			BOARD 05/19/2026
<b>Regular Services Subtotal</b>			<b>\$3,128.43</b>			
<b>Additional Services</b>						
COASTAL OUTDOOR SERVICES, LLC.	5/21/2026	3516	\$21,000.00			Watering Trucks 05/05/26 - 05/11/26
COASTAL OUTDOOR SERVICES, LLC.	5/25/2026	3543	\$15,000.00		\$36,000.00	Watering Trucks 05/12/26, 05/15/26-05/18/26
TWO RIVERS EAST	5/15/2026	05152026-0515	\$11,900.39			SERIES 2023 FY26 DS
<b>Additional Services Subtotal</b>			<b>\$47,900.39</b>			
<b>TOTAL</b>			<b>\$151,132.64</b>			

**Down to Earth Landscape & Irrigation**

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



Invoice: #173532

May 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**

5/1/2026

**Date Due**

6/15/2026

**Terms**

Net 45

**Customer PO #**

<b>Invoice Details</b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)</b>				<b>\$41,366.85</b>
<b>LCR003: General Maintenance</b>				<b>\$1,745.34</b>
<b>LCR003: Additional Areas - Start 4/28/25</b>				<b>\$442.02</b>
<b>LCR003: F2 Casa Fresca Commons - Start 5/19/25</b>				<b>\$3,718.60</b>
<b>LCR003: Additional Areas - Start 7/1/25</b>				<b>\$9,855.71</b>
<b>LCR003: Additional Areas - Start 8/11/25</b>				<b>\$5,879.77</b>
<b>LCR003: Entrances and Meritage Additions - Start 10/1/25</b>				<b>\$4,380.06</b>
<b>LCR003: Additional Services - Start 10/1/25</b>				<b>\$5,970.90</b>
<b>LCR003: F2 Ph1 Casa Fresca - Start 12/1/25</b>				<b>\$1,697.81</b>
<b>Additional Services - Start 2/18/26</b>				<b>\$7,484.60</b>
<b>Hammock Ponds Maintenance - Start 3/1/26</b>				<b>\$192.04</b>

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

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

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

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

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/>.

**Down to Earth Landscape & Irrigation**

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



Invoice: #175172

May 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**

5/12/2026

**Date Due**

6/26/2026

**Terms**

Net 45

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$7,136.68
West Side of Lodge, Grass Blvd - Start 5/1/26				\$7,136.68

**Billing Questions**

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

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

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

Subtotal	\$7,136.68
Sales Tax	\$0.00
<b>Total</b>	<b>\$7,136.68</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$7,136.68</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

178505

**DATE**

5/1/2026

**BILL TO**

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

**CUSTOMER ID**

C3191

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

5/1/2026

Services provided for the Month of: May 2026

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

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

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

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
11036-b	05/01/2026	\$2,246.43	05/31/2026	Net 30	

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

SUBTOTAL	2,246.43
TAX	0.00
TOTAL	2,246.43
<b>BALANCE DUE</b>	<b>\$2,246.43</b>



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](mailto:joe@sitexaquatics.com)

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

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

---

## Invoice details

Invoice no.: 11086-b  
Terms: Net 30  
Invoice date: 05/15/2026  
Due date: 06/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Aquatic Maintenance</b>	Monthly Lake Maintenance 21 - Waterways	1	\$1,727.00	\$1,727.00

---

**Total** **\$1,727.00**

## Ways to pay

BANK

[View and pay](#)



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

Invoice #000809

Issue date  
 May 5, 2026

# Invoice #000809

**Customer**

Two Rivers East The Nest CDD A3  
 InframarkCMS@payableslockbox.com  
 (813) 873-7300  
 2005 Pan Am Circle  
 Ste 300  
 Tampa , Florida 33607

**Invoice Details**

PDF created May 5, 2026  
 \$4,750.00

**Payment**

Due May 5, 2026  
 \$4,750.00

Items	Quantity	Price	Amount
Pool Cleaning Service and Maintenance <i>Two Rivers East The Nest            1745 Lodge Grass Blvd            Zephyrhills, FL 33541            Pool service for - (05/04/2026 - 05/31/2026)</i>	1	\$4,750.00	\$4,750.00

Subtotal \$4,750.00

**Total Due \$4,750.00**



**Pay online**

To pay your invoice go to <https://squareup.com/u/PkOd2L3m>  
 Or open the camera on your mobile device and place the QR code in the camera's view.

# INVOICE

**Coastal Outdoor Services LLC**  
6101 Ike Smith Rd  
Plant City, FL 33565-3029

office@coastaloutdoorfl.com  
+1 (813) 394-0160  
https://www.CoastalOutdoorFL.com



## Inframark:Inframark - Two Rivers East CDD

### Bill to

Attn: Jayna  
2005 Pan Am Circle  
suite 300  
Tampa, Florida 33607  
United States

### Invoice details

Invoice no.: 3546  
Terms: Due on receipt  
Invoice date: 05/25/2026  
Due date: 05/25/2026

Coastal Sales Rep: Sam Crawford  
Job Number: Two Rivers East  
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Watering Trucks</b>	Dates Serviced: 5/19/26 and 5/20/26	2	\$3,000.00	\$6,000.00

**Total** **\$6,000.00**

**Overdue** 05/25/2026

### Ways to pay

BANK

Please send checks to:  
Coastal Outdoor Services LLC  
6101 Ike Smith Road  
Plant City, FL 33565

[View and pay](#)



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

179230

**DATE**

5/14/2026

**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**

5/14/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	19	Ea	0.74		14.06
<b>Subtotal</b>					<b>14.06</b>

<b>Subtotal</b>	\$14.06
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$14.06

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.

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

**Invoice 1220**



**BILL TO**  
 Two Rivers East  
 C/o Inframark  
 2654 Cypress Ridge Blvd  
 Wesley Chapel FL 33544

DATE 02/02/2026	<b>PLEASE PAY</b> <b>\$425.50</b>	DUE DATE 03/04/2026
--------------------	--------------------------------------	------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Sidewalks</b>	Highlighted red sidewalk will be cleaned. See attached file.	1,850	0.15	277.50
	<b>Gutters/curbing</b>		370	0.40	148.00

SUBTOTAL	425.50
TAX	0.00
TOTAL	425.50

**TOTAL DUE \$425.50**

THANK YOU.

**MAKE PAYMENT TO:**

PAGE PER PAGE  
 460 S BENSON LN STE 12  
 CHANDLER, AZ 85224

INFO@PAGEPERPAGE.COM  
 PHONE 480.821.0985

**PDF NOTICES**

RECEIVED: 05/19/2026 01:31 PM  
 MAILED DATE: 05/20/2026  
[See Order Details](#)

**ORDERED BY:**

Inframark FL  
 Jacqueline Gray  
 jgray2@inframark.com

## OVERVIEW

ID	COMMUNITY	RECIPIENTS	TOTAL WEIGHT
TRE FY 2027 Proposed Budget	Two Rivers East CDD	1	4.778 oz

## DETAILS

OUTGOING ENVELOPE	POSTAGE	PROCESSING
9 x 12 Double Window Envelope	First Class Postage	Rush turnaround

		QTY.	PRICE	SUBTOTAL
<b>BASE PRODUCT</b>	PDF Notices	1	-	\$4.44
<b>POSTAGE</b>	U.S.	1	\$2.75	\$2.75

THANK  
YOU!

<b>SUBTOTAL</b>	\$7.19
<b>SALES TAX</b>	\$0.00
<b>TOTAL</b>	\$7.19
<b>PAID:</b>	\$0.00
<b>AMOUNT DUE:</b>	<b>\$7.19</b>
<b>DUE DATE:</b>	<b>06/19/2026</b>

*It has been a pleasure to work with you! We want you to know that we value your business, and hope we can continue to earn your trust for all of your printing and mailing needs in the future. Please contact us with any questions or comments you may have.*

# ESTIMATE

## SALVA TREE CUTTING SERVICE

36588 Smithfield Ln  
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com  
+1 (813) 420-8388  
www.salvastreecuttingservice.com



**Bill to**  
TWO RIVERS EAST  
2005 PAM AM CIRCLE SUITE 300  
TAMPA  
FL  
33607

**Ship to**  
TWO RIVERS EAST  
2005 PAM AM CIRCLE SUITE 300  
TAMPA, FL 33607

### Estimate details

Estimate no.: 2026-120  
Estimate date: 05/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Turf replacement area</b>	<p>Two Rivers East – Turf Replacement Areas</p> <p>Entrance area on Lodgegrass and 56 (right side by the commercial area) – turf to be replaced.</p> <p>Entrance area by the large oak trees – turf replacement needed.</p> <p>Opposite side of the exit returning to 56 – turf replacement needed.</p> <p>Lodgegrass heading south toward 301, E2 area past the amenity center – turf replacement needed.</p> <p>Lodgegrass heading north, just before Ackley – turf replacement needed.</p> <p>Just past the Fieldcrest entrance on the right – turf replacement needed.</p> <p>Continuing north, just before the U-turn/exit – additional turf replacement areas identified.</p> <p>A 50% deposit is required.</p>	1	\$11,500.00	\$11,500.00

**Total** **\$11,500.00**

Accepted date

5-26-2026

Accepted by

*Jayna Cooper*

---

**Fw: Turf replacement proposals for TRE and TRW**


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**From** Cooper, Jayna <jayna.cooper@inframark.com>

**Date** Tue 5/26/2026 5:56 PM

**To** Teresa Farlow <Teresa.Farlow@Inframark.com>; Mitchell, Louise <lmitchell@inframark.com>

**Cc** Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>

 2 attachments (222 KB)

Estimate\_2026119\_from\_SALVA\_TREE\_CUTTING\_SERVICE.pdf; Estimate\_2026120\_from\_SALVA\_TREE\_CUTTING\_SERVICE.pdf;

Teresa & Louise,

Carlos directed us to approve the attached proposals for turf replacement at Two Rivers West & Two Rivers East so the work can begin tomorrow. This vendor requires 50% down. Can checks be printed for each of them to pick up at the Tampa office? I understand that this may not be possible tomorrow, but the sooner the better.

Thank you for your help!

**Jayna Cooper** | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

813.608-8242 | [www.inframarkims.com](http://www.inframarkims.com)

**Please send CDD estoppel requests to - [assessments@inframark.com](mailto:assessments@inframark.com)**

**Please send invoices to - [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)**

---

**From:** Cooper, Jayna <jayna.cooper@inframark.com>

**Sent:** Tuesday, May 26, 2026 5:53 PM

**To:** Gandarilla, Arturo <agandarilla@inframark.com>; Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>; Liggett, Jason <jliggett@inframark.com>; Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>; Gray, Jacqueline <jgray2@inframark.com>; Yem, Crystal <crystal.yem@inframark.com>

**Subject:** Re: Turf replacement proposals for TRE and TRW

Arturo, please share the attached, executed proposals with Salvass for their records.

Jacqueline, please include in the upcoming agenda for ratification.

Crystal, please include these approved proposals for turf replacement at Two Rivers East & Two Rivers West on the tracker.

Thank you!

Jayna Cooper | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607  
813.608-8242 | [www.inframarkims.com](http://www.inframarkims.com)

Please send CDD estoppel requests to - [assessments@inframark.com](mailto:assessments@inframark.com)

Please send invoices to - [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

---

**From:** Gandarilla, Arturo <agandarilla@inframark.com>

**Sent:** Tuesday, May 26, 2026 4:40 PM

**To:** Cooper, Jayna <jayna.cooper@inframark.com>; Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>; Liggett, Jason <jliggett@inframark.com>; Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>

**Subject:** Turf replacement proposals for TRE and TRW

Good afternoon, everyone,

Please see attached proposals for turf replacement in Two Rivers West and East. Turf removal is scheduled to begin first thing tomorrow morning

Arturo Gandarilla | District Field Coordinator



2005 Pan Am Circle | Suite 300 | Tampa, FL 33607

**Email:** [agandarilla@inframark.com](mailto:agandarilla@inframark.com)

**Direct:** 656-245-3775 | [www.inframark.com/maintenance](http://www.inframark.com/maintenance)

**Please note:** *Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*

 **Go Green:** Please do not print this e-mail unless you really need

<b>Invoice Number</b>	2558522
<b>Invoice Date</b>	April 23, 2026
<b>Purchase Order</b>	238202138
<b>Customer Number</b>	189316
<b>Project Number</b>	238202138

**Bill To**

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

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

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

**Alternative Remit To**

Stantec Consulting Services  
 Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

<b>Project</b>	<b>Two Rivers East CDD_</b>			
	Project Manager	Stewart, Tonja L	For Period Ending	<b>April 23, 2026</b>
	Current Invoice Total (USD)	1,095.00		

<b>Top Task</b>	<b>2026</b>	<b>2026 FY General Consulting Services</b>			
<b>Low Task</b>	<b>2026</b>	<b>2026 FY General Consulting Services</b>			
<b><u>Professional Services</u></b>					
<b>Billing Level</b>			<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Level 09		Nurse, Vanessa M	0.50	190.00	95.00
Level 14		Stewart, Tonja L	4.00	250.00	1,000.00
		<b>Subtotal Professional Services</b>	<u>4.50</u>		<u>1,095.00</u>
Low Task Subtotal	<b>2026 FY General Consulting Services</b>				1,095.00
Top Task Subtotal	2026 FY General Consulting Services				1,095.00
		<b>Total Fees &amp; Disbursements</b>			<u>1,095.00</u>
		<b>INVOICE TOTAL (USD)</b>			<b>1,095.00</b>

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-02-24	238202138	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-03-30	238202138	2026	STEWART, TONJA L	2.00	250.00	500.00	FOLLOW UP REGARDING LODGE GRASS BLVD	
2026-03-31	238202138	2026	STEWART, TONJA L	1.50	250.00	375.00	FOLLOW UP REGARDING LODGE GRASS BLVD	
2026-04-02	238202138	2026	STEWART, TONJA L	0.50	250.00	125.00	FOLLOW UP LODGE GRASS BLVD	
2026-04-07	238202138	2026	NURSE, VANESSA M	0.25	190.00	47.50	RESEARCH RE: CDD OWNED ROADS	
<b>Total subTask 2026</b>				<b>4.50</b>		<b>1,095.00</b>		
<b>Total Top Task 2026</b>				<b>4.50</b>		<b>1,095.00</b>		
<b>Total Project 238202138</b>				<b>4.50</b>		<b>1,095.00</b>		



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344



4269 1 1  
 14-92800

TWO RIVERS EAST CDD  
 Service Address: **34579 RANGEWOOD DR**  
 Bill Number: 24508402  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579086	4/6/2026	643	5/6/2026	1212	30	569

Usage History

Month	Reclaimed
May 2026	569
April 2026	496
March 2026	147
February 2026	0
January 2026	0

Transactions

Previous Bill	500.96
Payment 04/30/26	-500.96 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	569 Thousand Gals X \$1.01 574.69
<b>Total Current Transactions</b>	<b>574.69</b>
<b>TOTAL BALANCE DUE</b>	<b>\$574.69</b>

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at [bit.ly/PascoRegional2025](http://bit.ly/PascoRegional2025). To request a paper copy, please call (813) 929-2733.  
 Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at [bit.ly/PascoRegional2025](http://bit.ly/PascoRegional2025). To request a

Please return this portion with payment

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

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

Account # 1323230  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 574.69

**Total Balance Due \$574.69**  
**Due Date 6/5/2026**

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  
 CARE OF INFRFAMARK  
 2005 PAN AM SUITE 300 CIRCLE  
 TAMPA FL 33607-6008

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



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

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

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



4268 1 1  
 14-92800

TWO RIVERS EAST CDD  
 Service Address: **34658 VERDURE LANE**  
 Bill Number: 24508401  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579048	4/6/2026	2063	5/6/2026	2292	30	229

Usage History

Transactions

Month	Reclaimed
May 2026	229
April 2026	204
March 2026	514
February 2026	377
January 2026	968
December 2025	0

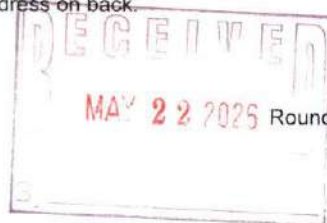
Previous Bill	206.04
Payment 04/30/26	-206.04 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	229 Thousand Gals X \$1.01 231.29
<b>Total Current Transactions</b>	<b>231.29</b>
<b>TOTAL BALANCE DUE</b>	<b>\$231.29</b>

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at [bit.ly/PascoRegional2025](http://bit.ly/PascoRegional2025). To request a paper copy, please call (813) 929-2733.  
 Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at [bit.ly/PascoRegional2025](http://bit.ly/PascoRegional2025). To request a

Please return this portion with payment

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

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



Account # 1323220  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 231.29

<b>Total Balance Due</b>	<b>\$231.29</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.



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

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



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

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

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



4266 1 1  
 14-92800

TWO RIVERS EAST CDD  
 Service Address: **2176 STILLVIEW PASS RECLAIM METER D**  
 Bill Number: 24506987  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	4/6/2026	2032	5/6/2026	2051	30	19

Usage History

Month	Reclaimed
May 2026	19
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

Transactions

Previous Bill	15.15
Payment 04/30/26	-15.15 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	19 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	19.19
<b>TOTAL BALANCE DUE</b>	<b>\$19.19</b>

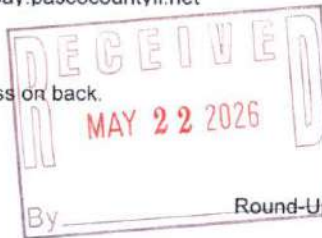
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Account #	1301525
Customer #	01554184
Balance Forward	0.00
Current Transactions	19.19
<b>Total Balance Due</b>	<b>\$19.19</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

By _____ Round-Up	Donations to Charity	
Amount Enclosed		

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31 015541846130152552450698750000019194



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TWO RIVERS EAST CDD

Service Address: **1477 CATTAWOOD PASS 1.5 INCH RECLAIM COMMON**  
 Bill Number: 24508363  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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	4/6/2026	120	5/6/2026	135	30	15

Usage History

Month	Reclaimed
May 2026	15
April 2026	31
March 2026	39
February 2026	50
January 2026	0

Transactions

Previous Bill	31.31
Payment 04/30/26	-31.31 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
<b>Total Current Transactions</b>	15.15
<b>TOTAL BALANCE DUE</b>	<b>\$15.15</b>

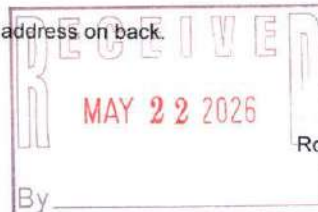
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Account # 1321640  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 15.15

<b>Total Balance Due</b>	<b>\$15.15</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD  
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**TWO RIVERS EAST CDD**

Service Address: **37435 SAGEMOOR DR 2 INCH RECLAIM METER B**  
 Bill Number: 24506985  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	4/6/2026	3581	5/6/2026	3652	30	71

Usage History

Month	Reclaimed
May 2026	71
April 2026	59
March 2026	103
February 2026	157
January 2026	422
December 2025	228
November 2025	2610
October 2025	2

Transactions

Previous Bill	59.59
Payment 04/30/26	-59.59 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	71 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	71.71
<b>TOTAL BALANCE DUE</b>	<b>\$71.71</b>

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Account # 1301450  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 71.71

**Total Balance Due \$71.71**  
**Due Date 6/5/2026**

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: 24505814  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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	4/6/2026	420	5/6/2026	561	30	141
Irrig Potable	232051614	4/6/2026	197	5/6/2026	418	30	221
		4/6/2026	8	5/6/2026	322	30	314

	Usage History		
	Water	Reclaimed	
May 2026	141	314	221
April 2026	10	7	177
March 2026	5	1	6
February 2026	65	0	0

Transactions		
Previous Bill		1,481.04
Payment 04/30/26		-1,481.04 CR
<b>Balance Forward</b>		<b>0.00</b>
Current Transactions		
Water		
Water Base Charge		63.99
Water Tier 1	40.0 Thousand Gals X \$2.18	87.20
Water Tier 2	40.0 Thousand Gals X \$3.47	138.80
Water Tier 3	40.0 Thousand Gals X \$6.94	277.60
Water Tier 4	21.0 Thousand Gals X \$9.36	196.56
Sewer		
Sewer Base Charge		163.47
Sewer Charges	141.0 Thousand Gals X \$7.20	1,015.20
Reclaimed		
Reclaimed	314 Thousand Gals X \$1.01	317.14
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	101.0 Thousand Gals X \$9.36	945.36
<b>Total Current Transactions</b>		<b>3,824.51</b>

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**TOTAL BALANCE DUE \$3,824.51**



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Account #	1285610
Customer #	01554184
Balance Forward	0.00
Current Transactions	3,824.51
<b>Total Balance Due</b>	<b>\$3,824.51</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS & FLORA RIDGE RECLAIM 2 INCH #2 OF 2**  
 Bill Number: 24505029  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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	4/6/2026	1067	5/6/2026	1476	30	409

Usage History

Month	Reclaimed
May 2026	409
April 2026	253
March 2026	256
February 2026	191
January 2026	323
December 2025	44

Transactions

Previous Bill	255.53
Payment 04/30/26	-255.53 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	409 Thousand Gals X \$1.01 413.09
<b>Total Current Transactions</b>	<b>413.09</b>
<b>TOTAL BALANCE DUE</b>	<b>\$413.09</b>

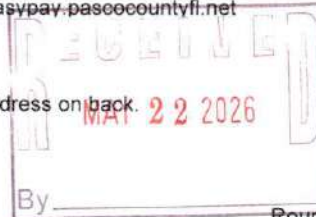
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Account # 1269695  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 413.09

<b>Total Balance Due</b>	<b>\$413.09</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
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TWO RIVERS EAST CDD  
 Service Address: **1178 BROWARD DR RECLAIM #3 OF 3**  
 Bill Number: 24505027  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609337	4/6/2026	367	5/6/2026	456	30	89

Usage History

	Reclaimed
May 2026	89
April 2026	193
March 2026	121
February 2026	53
December 2025	0
December 2025	0

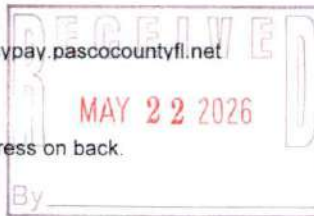
Transactions

Previous Bill	194.93
Payment 04/30/26	-194.93 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	89 Thousand Gals X \$1.01 89.89
<b>Total Current Transactions</b>	89.89
<b>TOTAL BALANCE DUE</b>	<b>\$89.89</b>

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Account #	1269685
Customer #	01554184
Balance Forward	0.00
Current Transactions	89.89
<b>Total Balance Due</b>	<b>\$89.89</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD  
 Service Address: **1001 BROWARD DR RECLAIM SERVICE #1 OF 3**  
 Bill Number: 24505023  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609338	4/6/2026	132	5/6/2026	162	30	30

Usage History

Transactions

Month	Reclaimed
May 2026	30
April 2026	24
March 2026	93

Previous Bill	24.24
Payment 04/30/26	-24.24 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$1.01 30.30
<b>Total Current Transactions</b>	<b>30.30</b>
<b>TOTAL BALANCE DUE</b>	<b>\$30.30</b>

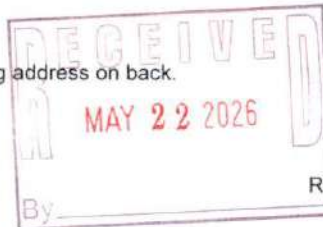
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Account #	1269675
Customer #	01554184
Balance Forward	0.00
Current Transactions	30.30

<b>Total Balance Due</b>	<b>\$30.30</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

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

Bill Number: 24505022

Billing Date: 5/19/2026

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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607011	4/6/2026	649	5/6/2026	772	30	123

Usage History

Transactions

Usage History		Transactions	
	Reclaimed		
May 2026	123	Previous Bill	132.31
April 2026	131	Payment 04/30/26	-132.31 CR
March 2026	98	<b>Balance Forward</b>	0.00
February 2026	188	Current Transactions	
January 2026	0	Reclaimed	
		Reclaimed	123 Thousand Gals X \$1.01 124.23
		<b>Total Current Transactions</b>	124.23
		<b>TOTAL BALANCE DUE</b>	<b>\$124.23</b>

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Account # 1269565  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 124.23

**Total Balance Due \$124.23**  
**Due Date 6/5/2026**

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: 24503534

Billing Date: 5/19/2026

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

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.**  
 Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	241609336	4/6/2026	464	5/6/2026	511	30	47

Usage History

Reclaimed

May 2026	47
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

Previous Bill	12.12
Payment 05/05/26	-12.12 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	47 Thousand Gals X \$1.01 47.47
<b>Total Current Transactions</b>	<b>47.47</b>
<b>TOTAL BALANCE DUE</b>	<b>\$47.47</b>

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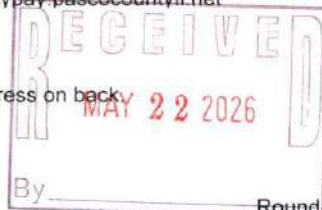
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Account # 1246145  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 47.47

**Total Balance Due \$47.47**  
**Due Date 6/5/2026**

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

Round Up Donations to Charity  
 Amount Enclosed

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD

Service Address: **36709 COOLRIDGE PLACE RECLAIM METER #3**  
 Bill Number: 24503536  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	4/6/2026	365	5/6/2026	368	30	3

Usage History

Month	Reclaimed
May 2026	3
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	9.09
Payment 05/05/26	-9.09 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01 3.03
<b>Total Current Transactions</b>	3.03
<b>TOTAL BALANCE DUE</b>	<b>\$3.03</b>

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Account #	1246155
Customer #	01554184
Balance Forward	0.00
Current Transactions	3.03
<b>Total Balance Due</b>	<b>\$3.03</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

By _____ Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD  
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TWO RIVERS EAST CDD

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

Bill Number: 24503538

Billing Date: 5/19/2026

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

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579109	4/6/2026	2675	5/6/2026	2886	30	211

Usage History

Reclaimed

May 2026	211
April 2026	195
March 2026	396
February 2026	337
January 2026	592
December 2025	1095

Transactions

Previous Bill	196.95
Payment 04/30/26	-196.95 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	211 Thousand Gals X \$1.01 213.11
<b>Total Current Transactions</b>	<b>213.11</b>
<b>TOTAL BALANCE DUE</b>	<b>\$213.11</b>

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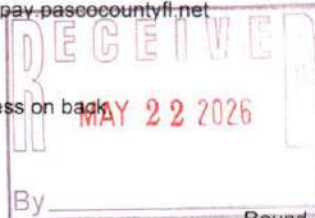
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Account #	1246260
Customer #	01554184
Balance Forward	0.00
Current Transactions	213.11

<b>Total Balance Due</b>	<b>\$213.11</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD

Service Address: **2420 LODGE GRASS BOULEVARD RECLAIM 2 INCH**  
 Bill Number: 24503721  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	4/6/2026	4924	5/6/2026	6379	30	1455

Usage History

Reclaimed

May 2026	1455
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

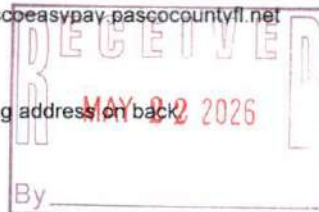
Transactions

Previous Bill	1,179.68
Payment 04/30/26	-1,179.68 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	1,455 Thousand Gals X \$1.01 1,469.55
<b>Total Current Transactions</b>	1,469.55
<b>TOTAL BALANCE DUE</b>	<b>\$1,469.55</b>

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Account #	1247975
Customer #	01554184
Balance Forward	0.00
Current Transactions	1,469.55
<b>Total Balance Due</b>	<b>\$1,469.55</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.



TWO RIVERS EAST CDD  
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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS BOULEVARD RECLAIM 1.5 #1**  
 Bill Number: 24503722  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	4/6/2026	2788	5/6/2026	3194	30	406

Usage History

Month	Reclaimed
May 2026	406
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

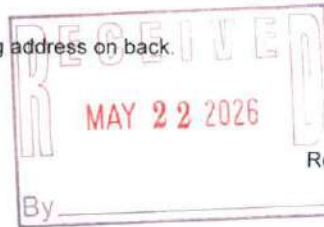
Previous Bill	561.56
Payment 04/30/26	-561.56 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	406 Thousand Gals X \$1.01 410.06
<b>Total Current Transactions</b>	410.06
<b>TOTAL BALANCE DUE</b>	<b>\$410.06</b>

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Account # 1247980  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 410.06

<b>Total Balance Due</b>	<b>\$410.06</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.



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TWO RIVERS EAST CDD

Service Address: **1972 LODGE GRASS BOULEVARD RECLAIM 1.5 #2**  
 Bill Number: 24503723  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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.**  
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607010	4/6/2026	253	5/6/2026	1027	30	774

Usage History

Reclaimed

May 2026	774
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

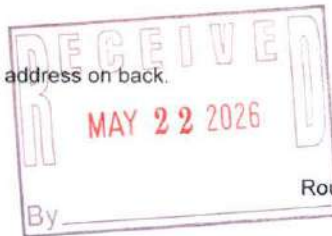
Previous Bill	187.86
Payment 04/30/26	-187.86 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	774 Thousand Gals X \$1.01 781.74
<b>Total Current Transactions</b>	781.74
<b>TOTAL BALANCE DUE</b>	<b>\$781.74</b>

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Account # 1247985  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 781.74

<b>Total Balance Due</b>	<b>\$781.74</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

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

Bill Number: 24505021

Billing Date: 5/19/2026

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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609325	4/6/2026	109	5/6/2026	124	30	15

Usage History

Reclaimed

May 2026	15
April 2026	23
March 2026	24
February 2026	6

Transactions

Previous Bill	23.23
Payment 04/30/26	-23.23 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
<b>Total Current Transactions</b>	15.15
<b>TOTAL BALANCE DUE</b>	<b>\$15.15</b>

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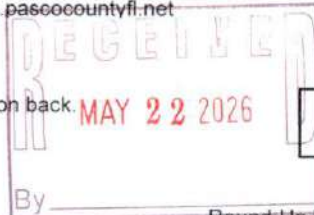
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Account #	1269550
Customer #	01554184
Balance Forward	0.00
Current Transactions	15.15

<b>Total Balance Due</b>	<b>\$15.15</b>
<b>Due Date</b>	<b>6/5/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

Service Address: **BROWARD & BRIERVIEW RECLAIM 2 INCH #1 OF 2**  
 Bill Number: 24505026  
 Billing Date: 5/19/2026  
 Billing Period: 4/6/2026 to 5/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579125	4/6/2026	159	5/6/2026	212	30	53

Usage History

Month	Reclaimed
May 2026	53
April 2026	58
March 2026	98
February 2026	3
December 2025	0
December 2025	0

Transactions

Previous Bill	58.58
Payment 04/30/26	-58.58 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	53 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	53.53
<b>TOTAL BALANCE DUE</b>	<b>\$53.53</b>

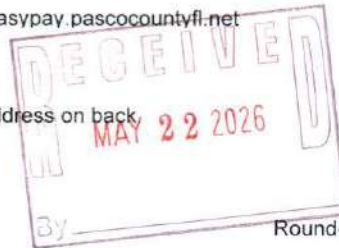
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Account # 1269690  
 Customer # 01554184  
 Balance Forward 0.00  
 Current Transactions 53.53

**Total Balance Due \$53.53**  
**Due Date 6/5/2026**

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

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

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Account Number **2377185** Cycle 08  
 Meter Number 340326837  
 Customer Number 20180403  
 Customer Name CF GTIS IV TWO RIVERS LLC

Bill Date **04/14/2026**  
 Amount Due **44.62**  
 Current Charges Due **05/07/2026**

District Office Serving You  
One Pasco Center

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Service Address 37144 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	30	04/09	41				11

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2026	31	0
Mar 2026	28	0
Nov 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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$4.63. 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.

Previous Balance 49.49  
 Payment 49.49CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 11 KWH @ 0.06090 0.67  
 Fuel Adjustment 11 KWH @ 0.04375 0.48  
 FL Gross Receipts Tax 1.03  
 State Tax 2.87  
 Pasco County Tax 0.41

Total Current Charges 44.62  
 Total Due **Please Pay** 44.62

**TWO RIVERS EAST**

RECEIVED

APR 20 2026

Initial: \_\_\_\_\_



2377185 OP08  
 CF GTIS IV TWO RIVERS LLC  
 4065 CRESCENT PARK DR  
 RIVERVIEW FL 33578-3605

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

Current Charges Due Date	05/07/2026
<b>TOTAL CHARGES DUE</b>	<b>44.62</b>
Total Charges Due After Due Date	49.62



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

Account Number **2377182** Cycle 08  
Meter Number 366548356  
Customer Number 20180403  
Customer Name CF GTIS IV TWO RIVERS LLC

Bill Date **04/14/2026**  
Amount Due **53.31**  
Current Charges Due **05/07/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 2098 LAWSON WAY  
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	307	04/09	393				86

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Apr 2026	31	3
Mar 2026	28	3
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](http://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 57.81  
Payment 57.81CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 86 KWH @ 0.06090 5.24  
Fuel Adjustment 86 KWH @ 0.04375 3.76  
FL Gross Receipts Tax 1.23  
State Tax 3.43  
Pasco County Tax 0.49

Total Current Charges 53.31  
Total Due Please Pay 53.31

**TWO RIVERS EAST**

RECEIVED

APR 20 2026

Initial: \_\_\_\_\_



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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/14/2026

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
<b>TOTAL CHARGES DUE</b>	<b>53.31</b>
Total Charges Due After Due Date	58.31

25  
9 - 7974  
2377182 OP08  
CF GTIS IV TWO RIVERS LLC  
4065 CRESCENT PARK DR  
RIVERVIEW FL 33578-3605



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

Bill Date **05/13/2026**  
 Amount Due **56.38**  
 Current Charges Due **06/05/2026**

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
04/09	462	05/08	613			151

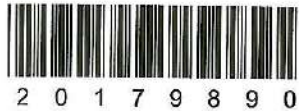
Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	5
Apr 2026	31	5

**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 **55.52**  
 Payment **55.52CR**  
 Balance Forward **0.00**

Customer Charge **39.16**  
 Energy Charge 151 KWH @ 0.06090 **9.20**  
 Fuel Adjustment 151 KWH @ 0.04375 **6.61**  
 FL Gross Receipts Tax **1.41**

Total Current Charges **56.38**  
 Total Due **56.38** Please Pay



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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2026

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	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>56.38</b>
Total Charges Due After Due Date	61.38

Account Number **2401979** Cycle **08**  
 Meter Number 366548416  
 Customer Number 20179890  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **05/13/2026**  
 Amount Due **56.27**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 1729 LODGE GRASS BLVD  
 Service Description POOL HOUSE  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/06		05/08	150				150

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	32	5
Apr 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 0.00  
 Payment 0.00  
 Balance Forward 0.00



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](http://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.

Customer Charge 39.16  
 Energy Charge 150 KWH @ 0.06090 9.14  
 Fuel Adjustment 150 KWH @ 0.04375 6.56  
 FL Gross Receipts Tax 1.41  
 Total Current Charges 56.27  
 Total Due Please Pay 56.27

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

See Reverse Side For Mailing Instructions

**Bill Date: 05/13/2026**

Use above space for address change ONLY.

District: OP08

2401979 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	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>56.27</b>
Total Charges Due After Due Date	61.27

Account Number **2401982** Cycle 08  
 Meter Number 366548415  
 Customer Number 20179890  
 Customer Name TWO RIVERS EAST CDD

Bill Date **05/13/2026**  
 Amount Due **349.49**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

Service Address 1753 LODGE GRASS BLVD  
 Service Description POOL YARD  
 Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE							
Date	From Reading	Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/06		05/08	2882				2882

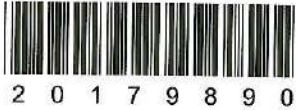
Comparative Usage Information		
Period	Days	Average kWh Per Day
May 2026	32	90
Apr 2026	0	0

**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 0.00  
 Payment 0.00  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 2,882 KWH @ 0.06090 175.51  
 Fuel Adjustment 2,882 KWH @ 0.04375 126.09  
 FL Gross Receipts Tax 8.73

Total Current Charges 349.49  
 Total Due Please Pay 349.49



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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2026

District: OP08

Use above space for address change ONLY.

2401982 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	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>349.49</b>
Total Charges Due After Due Date	354.73

Account Number **2401946** Cycle **08**  
 Meter Number 60153274  
 Customer Number 20179890  
 Customer Name **TWO RIVERS EAST CDD**

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

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 1182 BROWARD DR  
 Service Description IRRIGATION AREA 2  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
04/08		05/08	4			4

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	30	0
Apr 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.



2 0 1 7 9 8 9 0

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Previous Balance 0.00  
 Payment 0.00  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 4 KWH @ 0.06090 0.24  
 Fuel Adjustment 4 KWH @ 0.04375 0.18  
 FL Gross Receipts Tax 1.01

Total Current Charges 40.59  
 Total Due Please Pay 40.59

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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2026

Use above space for address change ONLY.

District: OP08

2401946 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	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>40.59</b>
Total Charges Due After Due Date	45.59

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

Bill Date **05/13/2026**  
 Amount Due **1,563.44**  
 Current Charges Due **06/05/2026**

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



2 0 1 7 9 8 9 0

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Previous Balance 1,628.44  
 Payment 1,628.44CR  
 Balance Forward 0.00

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

Total Current Charges 1,563.44  
 Total Due Please Pay 1,563.44

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

Current Charges Due Date	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>1,563.44</b>
Total Charges Due After Due Date	1,586.89

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

Bill Date **05/13/2026**  
 Amount Due **1,729.76**  
 Current Charges Due **06/05/2026**

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.

Previous Balance **1,794.76**  
 Payment **1,794.76CR**  
 Balance Forward **0.00**



2 0 1 7 9 8 9 0

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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

Total Current Charges **1,729.76**  
 Total Due **1,729.76** Please Pay

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

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

See Reverse Side For Mailing Instructions

**Bill Date: 05/13/2026**

Use above space for address change ONLY.

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	<b>06/05/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>1,729.76</b>
Total Charges Due After Due Date	<b>1,755.71</b>

Account Number **2383273** Cycle **08**  
 Meter Number 89004151  
 Customer Number 20179890  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **05/13/2026**  
 Amount Due **41.34**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 38157 HILLRIDGE TRAIL  
 Service Description LANDSCAPE LIGHTING & IRRIGATION  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/08		05/08	11				11

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	30	0
Apr 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 0.00  
 Payment 0.00  
 Balance Forward 0.00



2 0 1 7 9 8 9 0

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Customer Charge 39.16  
 Energy Charge 11 KWH @ 0.06090 0.67  
 Fuel Adjustment 11 KWH @ 0.04375 0.48  
 FL Gross Receipts Tax 1.03  
 Total Current Charges 41.34  
 Total Due Please Pay 41.34

Current Charges Due Date	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>41.34</b>
Total Charges Due After Due Date	46.34

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

Bill Date **05/13/2026**  
 Amount Due **2,470.28**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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

Previous Balance **2,470.28**  
 Payment **2,470.28CR**  
 Balance Forward **0.00**



You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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.

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

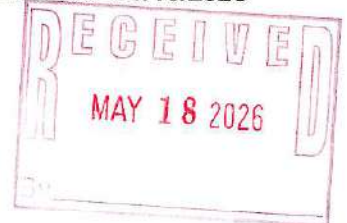
Lights/Poles Type/Qty Type/Qty  
 217 52 980 52

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

See Reverse Side For Mailing Instructions

Use above space for address change ONLY.

Bill Date: 05/13/2026



District: OP08

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

Current Charges Due Date	<b>06/05/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>2,470.28</b>
Total Charges Due After Due Date	<b>2,507.33</b>

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

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

Bill Date **05/13/2026**  
Amount Due **47.04**  
Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
04/09	83	05/08	147			64

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	2
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.



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](http://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 48.11  
Payment 48.11CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 64 KWH @ 0.06090 3.90  
Fuel Adjustment 64 KWH @ 0.04375 2.80  
FL Gross Receipts Tax 1.18

Total Current Charges 47.04  
Total Due Please Pay 47.04

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2026

District: OP08

Use above space for address change ONLY.

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

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

Current Charges Due Date	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>47.04</b>
Total Charges Due After Due Date	52.04

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

Bill Date **05/13/2026**  
 Amount Due **52.83**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
04/09	681	05/08	799				118		

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	4
Apr 2026	31	4
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.



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](http://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 54.66  
 Payment 54.66CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 118 KWH @ 0.06090 7.19  
 Fuel Adjustment 118 KWH @ 0.04375 5.16  
 FL Gross Receipts Tax 1.32

Total Current Charges 52.83  
 Total Due Please Pay 52.83

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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2026

Use above space for address change ONLY.

District: OP08

2383281 OP08  
 TWO RIVERS EAST CDD  
 2005 PAN AM CIR STE 300  
 ROCKY POINT FL 33607-6008

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

Current Charges Due Date	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>52.83</b>
Total Charges Due After Due Date	57.83

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

Bill Date **05/13/2026**  
 Amount Due **52.40**  
 Current Charges Due **06/05/2026**

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				
04/09	642	05/08	756				114

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	29	4
Apr 2026	31	5
Dec 2025	0	0

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

**Previous Balance** 55.62  
**Payment** 55.62CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 114 KWH @ 0.06090 6.94  
**Fuel Adjustment** 114 KWH @ 0.04375 4.99  
**FL Gross Receipts Tax** 1.31

**Total Current Charges** 52.40  
**Total Due** 52.40  
 Please Pay



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](http://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: 05/13/2026**

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.

<b>Current Charges Due Date</b>	<b>06/05/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>52.40</b>
<b>Total Charges Due After Due Date</b>	<b>57.40</b>

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

Bill Date **05/13/2026**  
 Amount Due **53.79**  
 Current Charges Due **06/05/2026**  
 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							
From	To	Date		Reading	Multiplier	Dem. Reading	kWh Used
04/09	05/08	571	698				127

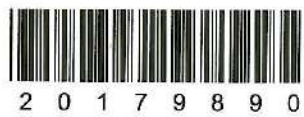
Comparative Usage Information		
Period	Days	Per Day
May 2026	29	4
Apr 2026	31	5
Dec 2025	0	0

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

**Previous Balance** 55.72  
**Payment** 55.72CR  
**Balance Forward** 0.00

**Customer Charge** 39.16  
**Energy Charge** 127 KWH @ 0.06090 7.73  
**Fuel Adjustment** 127 KWH @ 0.04375 5.56  
**FL Gross Receipts Tax** 1.34

**Total Current Charges** 53.79  
**Total Due** Please Pay 53.79



You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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: 05/13/2026**

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	<b>06/05/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>53.79</b>
Total Charges Due After Due Date	<b>58.79</b>

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

Bill Date **05/13/2026**  
 Amount Due **42.32**  
 Current Charges Due **06/05/2026**

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				
04/09	207	05/08	227				20

Comparative Usage Information  
Average kWh

Period	Days	Per Day
May 2026	29	1
Apr 2026	31	1
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** 42.84  
**Payment** 42.84CR  
**Balance Forward** 0.00



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](http://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.

**Customer Charge** 39.16  
**Energy Charge 20 KWH @ 0.06090** 1.22  
**Fuel Adjustment 20 KWH @ 0.04375** 0.88  
**FL Gross Receipts Tax** 1.06

**Total Current Charges** 42.32  
**Total Due** 42.32  
**Please Pay** 42.32

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

See Reverse Side For Mailing Instructions

**Bill Date: 05/13/2026**

Use above space for address change ONLY.

District: OP08

**2383295** **OP08**  
 TWO RIVERS EAST CDD  
 2005 PAN AM CIR STE 300  
 ROCKY POINT FL 33607-6008

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

Current Charges Due Date	<b>06/05/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>42.32</b>
Total Charges Due After Due Date	<b>47.32</b>

Account Number **2401949** Cycle 08  
 Meter Number 78160491  
 Customer Number 20179890  
 Customer Name TWO RIVERS EAST CDD

Bill Date **05/13/2026**  
 Amount Due **40.16**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

Service Address 1465 CATTAWOOD PASS  
 Service Description LANDSCAPE LIGHTS  
 Service Classification General Service Non-Demand

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used
04/08		05/08				0

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	30	0
Apr 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 0.00  
 Payment 0.00  
 Balance Forward 0.00

Customer Charge 39.16  
 FL Gross Receipts Tax 1.00  
 Total Current Charges 40.16  
 Total Due 40.16  
 Please Pay



2 0 1 7 9 8 9 0

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

See Reverse Side For Mailing Instructions

Bill Date: 05/13/2026

Use above space for address change ONLY.

District: OP08

2401949 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	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>40.16</b>
Total Charges Due After Due Date	45.16

Account Number **2401952** Cycle **08**  
 Meter Number 76561791  
 Customer Number 20179890  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **05/13/2026**  
 Amount Due **40.48**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

Service Address 1003 BROWARD DR  
 Service Description IRRIGATION AREA 4  
 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
04/08		05/08	3			3

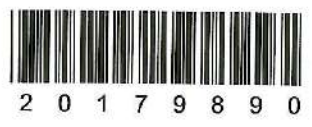
Comparative Usage Information Average kWh		
Period	Days	Per Day
May 2026	30	0
Apr 2026	0	0

**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 0.00  
 Payment 0.00  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 3 KWH @ 0.06090 0.18  
 Fuel Adjustment 3 KWH @ 0.04375 0.13  
 FL Gross Receipts Tax 1.01

Total Current Charges 40.48  
 Total Due **Please Pay** 40.48



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

See Reverse Side For Mailing Instructions

**Bill Date: 05/13/2026**

District: OP08

Use above space for address change ONLY.

2401952 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	06/05/2026
<b>TOTAL CHARGES DUE</b>	<b>40.48</b>
Total Charges Due After Due Date	45.48

Account Number **2401983** Cycle **08**  
 Meter Number **54872127**  
 Customer Number **20179890**  
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **05/13/2026**  
 Amount Due **498.68**  
 Current Charges Due **06/05/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

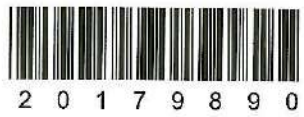
Service Address **1745 LODGE GRASS BLVD**  
 Service Description **PERM SVC/CLUBHOUSE**  
 Service Classification **General Service Non-Demand**

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/06		05/08	4272		19.91	20	4272

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
May 2026	32	134
Apr 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 **0.00**  
 Payment **0.00**  
 Balance Forward **0.00**



Customer Charge **39.16**  
 Energy Charge 4,272 KWH @ 0.06090 **260.16**  
 Fuel Adjustment 4,272 KWH @ 0.04375 **186.90**  
 FL Gross Receipts Tax **12.46**

Total Current Charges **498.68**  
 Total Due **498.68** Please Pay

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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: **05/13/2026**

Use above space for address change ONLY.

District: OP08



**2401983** **OP08**  
 TWO RIVERS EAST CDD  
 2005 PAN AM CIR STE 300  
 ROCKY POINT FL 33607-6008

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

Current Charges Due Date	<b>06/05/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>498.68</b>
Total Charges Due After Due Date	<b>506.16</b>

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: May 19, 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 Ryan Motko	x	\$200.00

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

Approved for payment:

Signed by:  
  
1F3BE9E795D0415...  
 \_\_\_\_\_  
 District Manager Signature

5/20/2026  
 \_\_\_\_\_  
 Date

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

REVISED 5/19/2026 11:30

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: May 19, 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 Ryan Motko	x	\$200.00

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

Approved for payment:

Signed by:  
  
1F3BE9E795D0415...  
 \_\_\_\_\_  
 District Manager Signature

5/20/2026  
 \_\_\_\_\_  
 Date

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

REVISED 5/19/2026 11:30

# INVOICE



**Mail payment to:**  
 Risk Management Associates, Inc.  
 P.O. Box 745959  
 Atlanta, GA 30374-5959

**Overnight payment to:**  
 Risk Management Associates, Inc.  
 Lockbox 745959  
 6000 Feldwood Road  
 College Park, GA 30349

<b>Customer</b>	Two Rivers East Community Development District
<b>Acct #</b>	930023
<b>Date</b>	05/12/2026
<b>Customer Service</b>	(386)252-6176
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 2,263.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#24840603
PK FL1 0294979 25-01	

**Thank You**

Please detach and return with payment



Customer: Two Rivers East Community Development District

Invoice	Effective	Transaction	Description	Amount
24840603	05/01/2026	New business	Policy #PK FL1 0294979 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT)	
			General Liability - New business	838.00
			Crime - New business	209.00
			Commercial Cyber and Privacy Liability - New business	210.00
			Directors and Officers - New business	1,006.00

**Total**

\$ 2,263.00

**Thank You**

*Please Remit Payment Upon Receipt*

<b>Risk Management Associates, Inc.</b>	(386)252-6176	<b>Date</b>
P. O. Box 2416 Daytona Beach, FL 32115		05/12/2026

---

Re: TWO RIVERS CDD-ADDING GL CODING

---

From Mitchell, Louise <lmitchell@inframark.com>

Date Thu 5/28/2026 10:03 AM

To Sowani, Natasha <Natasha.Sowani@inframark.com>; Yi, Hanna <hyi@inframark.com>

Cc Mitchell, Louise <lmitchell@inframark.com>

Thank you Natasha, Will do!

Thank you,

**\*\*Please note that all vendor invoices should be directed to our new email address at [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)**

**Louise Mitchell | Accounts Payable Specialist**



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

**(O) 407.566.4374**

[www.inframarkims.com](http://www.inframarkims.com)

---

**From:** Sowani, Natasha <Natasha.Sowani@inframark.com>

**Sent:** Thursday, May 28, 2026 10:02 AM

**To:** Mitchell, Louise <lmitchell@inframark.com>; Yi, Hanna <hyi@inframark.com>

**Subject:** RE: TWO RIVERS CDD-ADDING GL CODING

Lousie, same with this. Please use 51301 for now.

Thanks,

**Natasha Sowani | Director of Accounting**



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

**(O) 813.873.7300 ext 106 (M) 813.608.8241**

**Please note:** Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please do not reply “to all”.**

---

**From:** Mitchell, Louise <lmitchell@inframark.com>  
**Sent:** Thursday, May 28, 2026 10:02 AM  
**To:** Yi, Hanna <hyi@inframark.com>  
**Cc:** Mitchell, Louise <lmitchell@inframark.com>; Sowani, Natasha <Natasha.Sowani@inframark.com>  
**Subject:** TWO RIVERS CDD-ADDING GL CODING

Good morning Hanna,

Please add Org Unit 51325 for the Insurance GL for the Risk Management invoices at your earliest convenience. Please see the list below for the Two Rivers CDD that needs the coding. Please advise when done.

- Two Rivers East
- Two Rivers North
- Two Rivers West

Thank you,

**\*\*Please note that all vendor invoices should be directed to our new email address at [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)**

**Louise Mitchell | Accounts Payable Specialist**



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

**(O) 407.566.4374**

**[www.inframarkims.com](http://www.inframarkims.com)**

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: May 19, 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 <b>Ryan Motko</b>	x	\$200.00

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

Approved for payment:

Signed by:  
  
1F3BE9E795D0415...  
 \_\_\_\_\_  
 District Manager Signature

5/20/2026  
 \_\_\_\_\_  
 Date

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

REVISED 5/19/2026 11:30

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: May 19, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 <b>Thomas Spence</b>	x	\$200.00
4 Ryan Motko	x	\$200.00

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

Approved for payment:

Signed by:  
  
1F3BE9E795D0415...  
 \_\_\_\_\_  
 District Manager Signature

5/20/2026  
 \_\_\_\_\_  
 Date

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

REVISED 5/19/2026 11:30

# INVOICE

**Coastal Outdoor Services LLC**  
6101 Ike Smith Rd  
Plant City, FL 33565-3029

office@coastaloutdoorfl.com  
+1 (813) 394-0160  
https://www.CoastalOutdoorFL.com



## Inframark:Inframark - Two Rivers East CDD

### Bill to

Attn: Jayna  
2005 Pan Am Circle  
suite 300  
Tampa, Florida 33607  
United States

### Invoice details

Invoice no.: 3516  
Terms: Due on receipt  
Invoice date: 05/21/2026  
Due date: 05/21/2026

Coastal Sales Rep: Sam Crawford  
Job Number: Two Rivers East  
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Watering Trucks</b>	Watering Trucks at 3k per day per request. Third watering truck wasn't available upon initial request but got later on. Dates Serviced: 5/5/26 - 5/11/26 for Two Rivers Properties 7x3000\$	7	\$3,000.00	\$21,000.00

**Total** **\$21,000.00**

**Overdue** 05/21/2026

### Ways to pay

BANK

Please send checks to:  
Coastal Outdoor Services LLC  
6101 Ike Smith Road  
Plant City, FL 33565

[View and pay](#)

# INVOICE

**Coastal Outdoor Services LLC**  
6101 Ike Smith Rd  
Plant City, FL 33565-3029

office@coastaloutdoorfl.com  
+1 (813) 394-0160  
https://www.CoastalOutdoorFL.com



## Inframark:Inframark - Two Rivers East CDD

### Bill to

Attn: Jayna  
2005 Pan Am Circle  
suite 300  
Tampa, Florida 33607  
United States

### Invoice details

Invoice no.: 3543  
Terms: Due on receipt  
Invoice date: 05/25/2026  
Due date: 05/25/2026

Coastal Sales Rep: Sam Crawford  
Job Number: Two Rivers East  
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Watering Trucks</b>	Dates Serviced: 5/12/26, 5/15/26-5/18/26	5	\$3,000.00	\$15,000.00

**Total** **\$15,000.00**

### Ways to pay

BANK

Please send checks to:  
Coastal Outdoor Services LLC  
6101 Ike Smith Road  
Plant City, FL 33565

**Overdue** 05/25/2026

[View and pay](#)

# TWO RIVERS EAST CDD

## DISTRICT CHECK REQUEST

**Today's Date** 5/15/2026

**Payable To** Two Rivers East CDD

**Check Amount** \$11,900.39  
200-103200-1000

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

**Special Instructions** Please mail check with DS directional letter.

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

*Hanna Yi*

---

Authorization

# TWO RIVERS EAST CDD

# 2026

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

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

200

Date Received	Amount Received	40.13%	59.87%	Proof	Date Transferred / Distribution ID	CDD Check #	Notes
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue				
11/15/2025	23,906.02	9,592.99	14,313.03	-	TREAST 11152025 11/24/2025	1295	
11/25/2025	30,424.64	12,208.78	18,215.86	-	TREAST 11252025 12/05/2025	1303	
12/4/2025	1,216,993.99	488,354.64	728,639.35	-	TREAST 12042025 12/05/2025	1303	
12/11/2025	369,439.52	148,248.47	221,191.05	-	TREAST 12112025 12/15/2025	1305	
12/11/2025	54.00	21.67	32.33	-	TREAST 12112025 01/08/2026	1323	
12/17/2025	27,793.77	11,153.07	16,640.70	-	TREAST 12172025 12/18/2025	1315	
1/8/2026	34,584.99	13,878.24	20,706.75	-	TREAST 01082026 01/09/2026	1324	
1/8/2026	1,540.31	618.09	922.22	-	TREAST 01082026 INT 01/09/2026	1324	Interest
2/10/2026	198,850.21	79,794.50	119,055.71	-	TREAST 02102026 02/10/2026	1337	
3/11/2026	24,652.13	9,892.39	14,759.74	-	TREAST 03112026 03/11/2026	1362	
4/8/2026	234,864.83	94,246.42	140,618.41	-	TREAST 04082026 04/09/2026		
4/8/2026	287.65	115.43	172.22	-	TREAST 04082026 INT 04/09/2026		Interest
5/11/2026	11,334.52	4,548.31	6,786.21	-	TREAST 05112026 05/15/2026		
5/11/2026	8,541.85	3,427.67	5,114.18	-	TREAST 05112026 05/15/2026		Excess
		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
<b>TOTAL</b>	<b>2,172,898.62</b>	<b>871,939.49</b>	<b>1,300,959.13</b>	<b>####</b>			
<b>Net Total on Roll</b>	2,171,358.31	\$ 871,321.39	\$ 1,300,036.92				
<b>Collection Surplus / (Deficit)</b>	(0.00)	(0.00)	(0.00)				

*Two Rivers East  
Community  
Development  
District*

*Financial Report*

*May 31, 2026*

**CLEAR PARTNERSHIPS**



**TWO RIVERS EAST**

**Balance Sheet**

As of May 31, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>						
Cash - Operating Account	\$ 744,482	\$ -	\$ -	\$ -	\$ -	\$ 744,482
Accounts Receivable - Off-Roll	-	510,175	-	-	-	510,175
Investments:						
Acq. & Const. (Offsite Project)	-	-	161	-	-	161
Acquisition & Construction Account	-	-	975	-	-	975
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	554,528	-	-	-	554,528
Deposits - Electric	339,780	-	-	-	-	339,780
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	-	-	-	-	21,127,681	21,127,681
<b>TOTAL ASSETS</b>	<b>\$ 1,097,180</b>	<b>\$ 2,914,950</b>	<b>\$ 1,136</b>	<b>\$ 23,933,645</b>	<b>\$ 25,145,000</b>	<b>\$ 53,091,911</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 101,816	\$ -	\$ -	\$ -	\$ -	\$ 101,816
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,145,000	25,145,000
<b>TOTAL LIABILITIES</b>	<b>404,664</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,145,000</b>	<b>25,549,664</b>

**TWO RIVERS EAST**

**Balance Sheet**

As of May 31, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	2,914,950	-	-	-	2,914,950
Capital Projects	-	-	1,136	-	-	1,136
Unassigned:	692,516	-	-	23,933,645	-	24,626,161
<b>TOTAL FUND BALANCES</b>	<b>692,516</b>	<b>2,914,950</b>	<b>1,136</b>	<b>23,933,645</b>	<b>-</b>	<b>27,542,247</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,097,180</b>	<b>\$ 2,914,950</b>	<b>\$ 1,136</b>	<b>\$ 23,933,645</b>	<b>\$ 25,145,000</b>	<b>\$ 53,091,911</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,249	\$ 5,249	0.00%
Special Assmnts- Tax Collector	-	876,101	876,101	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	-	868	868	0.00%
<b>TOTAL REVENUES</b>	<b>1,240,326</b>	<b>1,225,213</b>	<b>(15,113)</b>	<b>98.78%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	7,800	4,200	65.00%
Construction Accounting	6,000	2,250	3,750	37.50%
ProfServ - Dissemination Agent/Reporting	5,000	4,833	167	96.66%
ProfServ - Field Management	12,000	8,000	4,000	66.67%
ProfServ - Info Technology	600	400	200	66.67%
ProfServ - Recording Secretary	2,400	1,600	800	66.67%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	27,539	2,461	91.80%
District Engineer	12,500	2,408	10,092	19.26%
ProfServ - Administration	4,500	2,625	1,875	58.33%
ProfServ - District Management	25,000	16,667	8,333	66.67%
ProfServ - Accounting Services	9,000	7,750	1,250	86.11%
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	80	420	16.00%
ProfServ - Rental and Leases	600	531	69	88.50%
General Liability	3,718	2,889	829	77.70%
Public Officials Insurance	2,633	1,650	983	62.67%
Property & Casualty Insurance	10,000	1,215	8,785	12.15%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	2,188	(1,188)	218.80%
Bank Fees	100	2,388	(2,288)	2388.00%
ProfServ - Financial/Revenue Collections	5,000	3,333	1,667	66.66%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	1,175	25	97.92%
Dues, Licenses & Fees	175	325	(150)	185.71%
<b>Total Administration</b>	<b>161,526</b>	<b>109,408</b>	<b>52,118</b>	<b>67.73%</b>
<b><u>Utility Services</u></b>				
Electric Utility Services	85,000	4,213	80,787	4.96%
Street Lights	190,000	27,728	162,272	14.59%
Water/Waste	2,400	34,399	(31,999)	1433.29%
Amenity Internet	900	131	769	14.56%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>Total Utility Services</b>	278,300	66,471	211,829	23.88%
<b><u>Other Physical Environment</u></b>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	350,292	179,708	66.09%
Aquatics - Contract	28,500	19,175	9,325	67.28%
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	13,597	16,403	45.32%
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Misc Contingency	20,000	465	19,535	2.33%
<b>Total Other Physical Environment</b>	<b>729,000</b>	<b>384,897</b>	<b>344,103</b>	<b>52.80%</b>
<b><u>Parks and Recreation</u></b>				
Janitorial - Contract	9,000	-	9,000	0.00%
Pool Maintenance - Contract	10,000	4,750	5,250	47.50%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	-	20,000	0.00%
Security Monitoring Services	3,000	1,480	1,520	49.33%
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	1,700	(700)	170.00%
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%
<b>Total Parks and Recreation</b>	<b>71,500</b>	<b>10,126</b>	<b>61,374</b>	<b>14.16%</b>
<b><u>Contingency</u></b>				
Misc Contingency	-	65	(65)	0.00%
<b>Total Contingency</b>	<b>-</b>	<b>65</b>	<b>(65)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,240,326</b>	<b>570,967</b>	<b>669,359</b>	<b>46.03%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	654,246	654,246	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Interfund Transfer - In	-	200	200	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>200</b>	<b>200</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 654,446</u>	<u>\$ 654,446</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>38,070</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 692,516</b></u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 70,977	\$ 70,977	0.00%
Special Assmnts- Tax Collector	-	1,307,168	1,307,168	0.00%
Special Assmnts- CDD Collected	1,847,375	614,895	(1,232,480)	33.28%
<b>TOTAL REVENUES</b>	<b>1,847,375</b>	<b>1,993,040</b>	<b>145,665</b>	<b>107.88%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	390,000	390,000	-	100.00%
Interest Expense	1,457,375	1,466,881	(9,506)	100.65%
<b>Total Debt Service</b>	<b>1,847,375</b>	<b>1,856,881</b>	<b>(9,506)</b>	<b>100.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,847,375</b>	<b>1,856,881</b>	<b>(9,506)</b>	<b>100.51%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	136,159	136,159	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(200)	(200)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(200)</b>	<b>(200)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 135,959</u>	<u>\$ 135,959</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,778,991</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,914,950</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26	\$ 26	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26</b>	<b>26</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	26	26	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,110</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,136</b>		

# Bank Account Statement

Two Rivers East CDD

Tuesday, June 2, 2026

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**Bank Account No.** 9075

**Statement No.** 05-26

**Statement Date** 05/31/2026

<b>G/L Account No. 101001 Balance</b>	744,482.23	<b>Statement Balance</b>	744,682.23
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	744,682.23
<b>Subtotal</b>	744,482.23	<b>Outstanding Checks</b>	-200.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	744,482.23
<b>Ending G/L Balance</b>	744,482.23		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
05/11/2026		JE000542	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	11,334.52	11,334.52	0.00
05/11/2026		JE000543	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Excess	8,541.85	8,541.85	0.00
05/15/2026		JE000544	General Liability Other	Egis Insurance Advisors Gyselle SostreFerrer - MO	2,521.00	2,521.00	0.00
05/15/2026		JE000545	Miscellaneous Revenues	#6672600825 05/11/2026 - Easement Encroachment A	150.00	150.00	0.00
05/29/2026		JE000547	Interest - Investments	Interest Revenue 05/26	1,062.59	1,062.59	0.00
<b>Total Deposits</b>					23,609.96	23,609.96	0.00
<b>Checks</b>							0.00
03/18/2026	Payment	1374	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
04/23/2026	Payment	1394	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
04/23/2026	Payment	1395	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
04/23/2026	Payment	1396	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
04/27/2026	Payment	1415	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000706	-18.20	-18.20	0.00
04/29/2026	Payment	1416	PASCO COUNTY UTILITIES	Payment of Invoice 000712	-12.12	-12.12	0.00
04/29/2026	Payment	1417	PASCO COUNTY UTILITIES	Payment of Invoice 000713	-9.09	-9.09	0.00
04/29/2026	Payment	1418	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000714	-55.72	-55.72	0.00
04/29/2026	Payment	1419	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000715	-55.62	-55.62	0.00
04/29/2026	Payment	1420	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000716	-55.52	-55.52	0.00

# Bank Account Statement

Two Rivers East CDD

Tuesday, June 2, 2026

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**Bank Account No.** 9075

**Statement No.** 05-26

**Statement Date**

05/31/2026

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
04/29/2026	Payment	1421	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000717	-42.84	-42.84	0.00
04/29/2026	Payment	1422	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000718	-2,470.28	-2,470.28	0.00
04/29/2026	Payment	1423	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000719	-1,628.44	-1,628.44	0.00
04/29/2026	Payment	1424	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000720	-1,794.76	-1,794.76	0.00
04/29/2026	Payment	1425	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000721	-48.11	-48.11	0.00
04/29/2026	Payment	1426	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000722	-54.66	-54.66	0.00
05/18/2026	Payment	1430	TWO RIVERS EAST	Check for Vendor V00027	-11,900.39	-11,900.39	0.00
05/20/2026	Payment	1431	ALCHEMY POOL SERVICE LLC	Payment of Invoice 000734	-4,750.00	-4,750.00	0.00
05/20/2026	Payment	1432	ANGIE GRUNWALD	Payment of Invoice 000742	-200.00	-200.00	0.00
05/20/2026	Payment	1433	CARLOS DE LA OSSA	Payment of Invoice 000741	-200.00	-200.00	0.00
05/20/2026	Payment	1434	DOWN TO EARTH	Payment of Invoice 000732	-41,366.85	-41,366.85	0.00
05/20/2026	Payment	1435	DOWN TO EARTH	Payment of Invoice 000737	-7,136.68	-7,136.68	0.00
05/20/2026	Payment	1436	INFRAMARK LLC	Payment of Invoice 000733	-5,941.67	-5,941.67	0.00
05/20/2026	Payment	1437	INFRAMARK LLC	Payment of Invoice 000739	-14.06	-14.06	0.00
05/20/2026	Payment	1438	KINGS POWER WASHING SERVICES DBA	Payment of Invoice 000730	-425.50	-425.50	0.00
05/20/2026	Payment	1440	SITEX AQUATICS LLC	Payment of Invoice 000731	-2,246.43	-2,246.43	0.00
05/20/2026	Payment	1441	STANTEC CONSULTING SERVICES	Payment of Invoice 000735	-1,095.00	-1,095.00	0.00
05/20/2026	Payment	1442	STRALEY ROBIN VERICKER	Payment of Invoice 000736	-8,088.00	-8,088.00	0.00
05/20/2026	Payment	1443	THOMAS R. SPENCE	Payment of Invoice 000743	-200.00	-200.00	0.00
05/28/2026	Payment	1445	SALVA TREE CUTTING SERVICE	Check for Vendor V00057	-5,750.00	-5,750.00	0.00
05/21/2026		JE000546	Bank Fees	Service Charges 05/26	-386.95	-386.95	0.00
<b>Total Checks</b>					<b>-96,746.89</b>	<b>-96,746.89</b>	<b>0.00</b>

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

05/20/2026	Payment	1439	RYAN MOTKO	Payment of Invoice 000744			-200.00
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**Total Outstanding Checks**

-200.00

**Outstanding Deposits**

# Bank Account Statement

Two Rivers East CDD

Tuesday, June 2, 2026

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**Bank Account No.** 9075

**Statement No.** 05-26

**Statement Date**

05/31/2026

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**Total Outstanding Deposits**

**TWO RIVERS EAST**  
**Payment Register by Fund**  
For the Period from 05/01/2026 to 05/31/2026  
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1431	05/20/26	ALCHEMY POOL SERVICE LLC	000809	MAY 2026-POOL CLEANING & MAINTENANCE	Pool Maintenance - Contract	534078-57201	\$4,750.00
001	1432	05/20/26	ANGIE GRUNWALD	AG-051926	BOARD 05/19/2026	Supervisor Fees	511100-51301	\$200.00
001	1433	05/20/26	CARLOS DE LA OSSA	CO-051926	BOARD 05/19/2026	Supervisor Fees	511100-51301	\$200.00
001	1434	05/20/26	DOWN TO EARTH	173532	MAY 2026-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$41,366.85
001	1435	05/20/26	DOWN TO EARTH	175172	MAY 2026-LANDSCAPE MAINTENANCE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$7,136.68
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Administration	531148-51301	\$375.00
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	Construction Accounting	531009-51301	\$250.00
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Dissemination Agent/Reporting	531012-51301	\$416.67
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - District Management	531150-51301	\$2,083.33
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Field Management	531016-51301	\$1,000.00
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Financial/Revenue Collections	549150-51301	\$416.67
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Recording Secretary	531036-51301	\$200.00
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Rental and Leases	544025-51301	\$50.00
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	ProfServ - Info Technology	531020-51301	\$50.00
001	1436	05/20/26	INFRAMARK LLC	178505	May 2026-DISTRICT MGMT	Website Admin Services	549936-51301	\$100.00
001	1437	05/20/26	INFRAMARK LLC	179230	APRIL 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$14.06
001	1438	05/20/26	KINGS POWER WASHING SERVICES DBA	1220	FEB 2026-POWER WASHING SIDEWALK	Sidewalk, Pavement, Signage R&M	546720-57201	\$425.50
001	1439	05/20/26	RYAN MOTKO	RM-051926	BOARD 05/19/2026	Supervisor Fees	511100-51301	\$200.00
001	1440	05/20/26	SITEX AQUATICS LLC	11036-B	MAY 2026-AQUATIC MAINTENANCE AND TEMPORARY FUEL SURCHARGE	Aquatics - Contract	534067-53908	\$2,181.00
001	1440	05/20/26	SITEX AQUATICS LLC	11036-B	MAY 2026-AQUATIC MAINTENANCE AND TEMPORARY FUEL SURCHARGE	Misc Contingency	549900-58200	\$65.43
001	1441	05/20/26	STANTEC CONSULTING SERVICES	2558522	ENGINEERING SERVICES THROUGH 04/23/26	District Engineer	531147-51301	\$1,095.00
001	1442	05/20/26	STRALEY ROBIN VERICKER	28397	APRIL 2026-DISTRICT LEGAL COUNSEL	District Counsel	531146-51301	\$8,088.00
001	1443	05/20/26	THOMAS R. SPENCE	TS-051926	BOARD 05/19/2026	Supervisor Fees	511100-51301	\$200.00
001	1445	05/28/26	SALVA TREE CUTTING SERVICE	2026-120-DEP	DEPOSIT-TURF REPLACEMENT	Landscape Maintenance - Contract	534050-53908	\$5,750.00
<b>Fund Total</b>								<b>\$77,614.19</b>
<b>DEBT SERVICE FUND - 200</b>								
200	1430	05/18/26	TWO RIVERS EAST	05152026-0515	SERIES 2023 FY26 DS	Cash in Transit	103200	\$11,900.39
<b>Fund Total</b>								<b>\$11,900.39</b>
<b>Total Checks Paid</b>								<b>\$89,514.58</b>

## **Addendum #1 (E.2) to the Landscape Maintenance Services Agreement**

This Amendment #1 to the Landscape Maintenance Agreement (this “**Addendum**”) is made and entered into as of April 30, 2026, between the **Two Rivers East Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Juniper Landscaping of Florida, LLC**, a Florida limited liability company (the “**Contractor**”).

### **Background Information:**

The District and Contractor entered into the Landscape Maintenance Services Agreement dated April 24, 2026 (the “**Agreement**”). The parties desire to expand the scope of services to include additional maintenance areas, as depicted on an updated maintenance map, and to update the compensation associated with such services. The parties also desire to incorporate warranty provisions applicable to all services performed under the Agreement. Accordingly, the parties agree to amend the Agreement as set forth herein.

### **Operative Provisions:**

1. **Background Information**. The Background Information stated above is true and correct and is hereby incorporated into this Amendment by this reference.
2. **Update to Maintenance Areas**. The maintenance areas subject to the Agreement are hereby amended to include the areas depicted on the updated maintenance map attached hereto as **Exhibit B** (the “**Maintenance Map**”). Exhibit B is in addition to all prior maps and descriptions of maintenance areas incorporated into the Agreement. Contractor shall perform all services within the maintenance areas shown on the Maintenance Map in accordance with the terms and specifications of the Agreement.
3. **Additional Compensation to Contractor**. As further described in the attached **Exhibit A**, the additional compensation, as further described on the payable to Contractor under the Addendum #1 is reflected below:
  - a. **Additional Annual Maintenance Price = \$107,436.00**
  - b. **Additional Monthly Maintenance Price = \$8,953.00**
  - c. **New Total Annual Maintenance (including Parcel E.1 and Parcel E.2 = \$202,776.00**
    - i. **Original Agreement Annual = \$95,340.00**
    - ii. **Addendum #1 Annual = \$107,436.00**
  - d. **New Total Monthly Maintenance Price = \$16,898.00**
4. **Warranty on New Plants**. Contractor warrants that all new plant material installed at the District’s property shall remain in healthy, living condition through one (1) year from the date of installation (the “**Plant Warranty Period**”). During the Plant Warranty Period, Contractor shall, at no cost to the District, replace any such plant material that fails to meet this standard, including the cost of replacement plant material and all labor required for removal and reinstallation. This plant warranty does not apply to (i) sodded or turf

areas, (ii) damage resulting from extreme weather events beyond normal season conditions, including hurricanes or other named storm events, or (iii) damage caused by vandalism, third parties, or construction activities not performed by Contractor. This warranty is conditioned upon Contractor providing continuous landscape maintenance services at the District's property during the Plant Warranty Period. All replacement work performed pursuant to this section shall be completed within a reasonable time following notice from the District.

- 5. **Ratification of All Other Terms and Conditions.** Except as modified by this Amendment, the terms and conditions set forth in the Agreement are hereby ratified and confirmed.

**IN WITNESS THEREOF**, the parties have caused this Amendment to be duly executed as of the date written above.

**Juniper Landscaping of Florida, LLC**

**Two Rivers East  
Community Development District**

Signed by:

*Matt Gerich*

By: Matt Gerich

Title: Branch Manager

Signed by:

*Carlos de la Ossa*

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors



**Landscape Maintenance Agreement**

**Property Name: Two Rivers East CDD (Parcel E.2, Phase A) - Maintenance**

**Billing Company Name: Inframark**

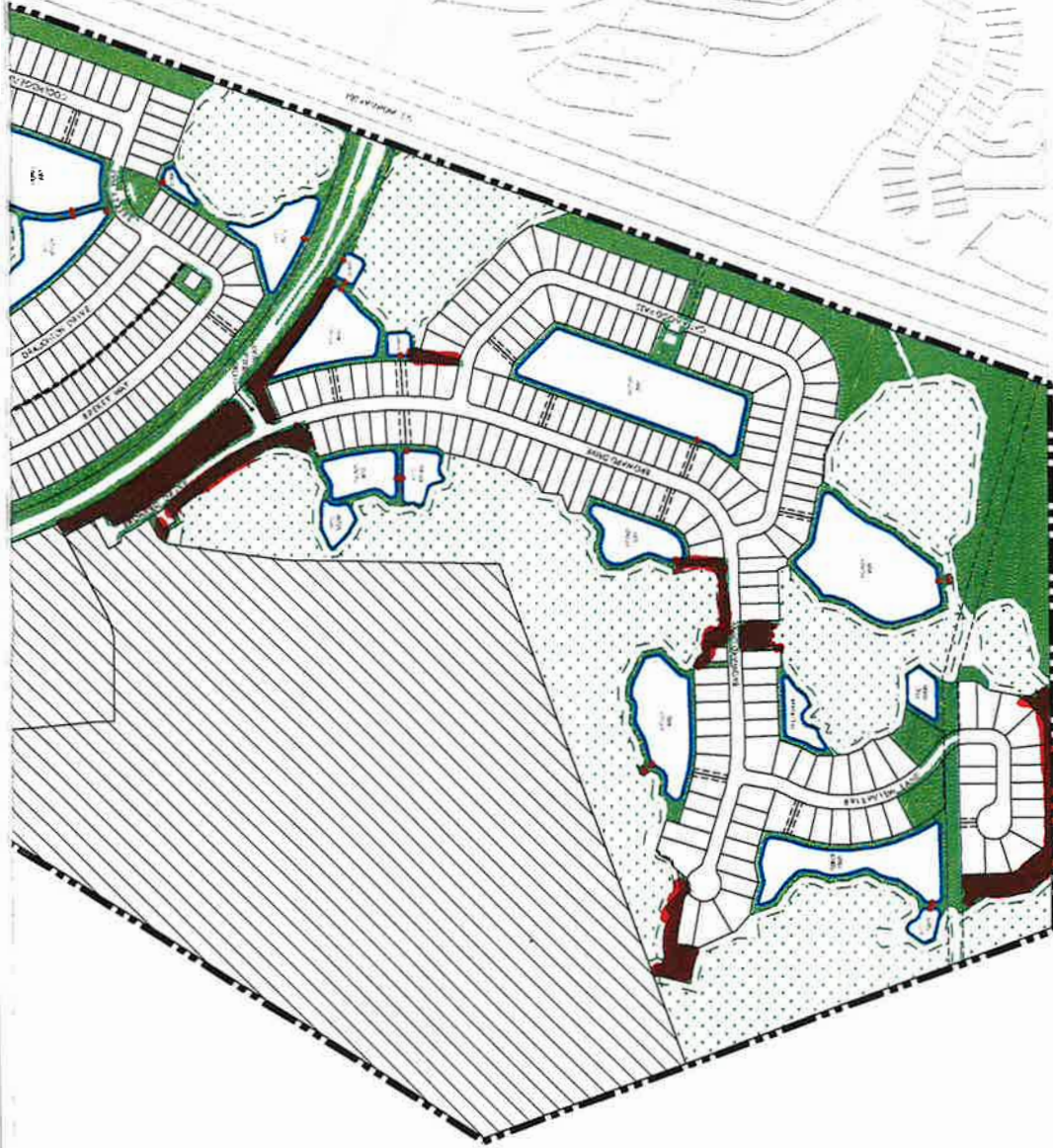
Description of Services	Frequency
<b>General Maintenance Services</b>	
General Mowing Services- Peak	31
General Mowing Services- OFF Peak	11
General Detailing Services- Peak	7
General Detailing Services- OFF Peak	5
Fertilization Program Turf	4
Fertilization Program Shrub	3
Insect and Disease Control- IPM	12
Irrigation Wet Checks	12
Juniper Mapping	1
Service Terms	1
<b>Annual Maintenance Price</b>	<b>\$107,436.00</b>

**Optional Services**









Description of Services	Frequency	Cost per Occ.	Annual Cost
Mulch (400 Yds @ 1.5")	1	\$26,000.00	\$26,000.00
Palm Pruning	1	\$40.00	\$40.00

# TWO RIVERS EAST 2

## EXHIBIT B



### LEGEND

-  CDD BOUNDARY
-  POND BANK MAINTENANCE
-  CONTROL STRUCTURE
-  UNPLATTED
-  WETLAND WITH 25' SETBACK
-  EASEMENT
-  LANDSCAPE MAINTENANCE
-  TREE 2

## Janitorial Cleaning Services Agreement

This Janitorial Cleaning Services Agreement (the “**Agreement**”) is made as of May 15, 2026, by and between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Jayman Enterprises, LLC**, a Florida limited liability company (the “**Contractor**”) whose mailing address is 1020 Hill Flower Dr., Brooksville, FL 34604.

### RECITALS

**WHEREAS**, the District owns and operates an amenity center and surrounding recreation area located within the community (the “**Clubhouse**”) and desires to retain the Contractor to provide the cleaning services for the Clubhouse, as further described in this Agreement; and

**WHEREAS**, the Contractor is qualified to perform the job duties and has all approvals and licenses as required by law to provide cleaning services; and

**WHEREAS**, by the execution of this Agreement, it is agreed that the Contractor will be performing professional cleaning services as an independent contractor and will not be subject to the control of the District as to the means and method of performance of the services.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises, and conditions herein contained, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

### OPERATIVE PROVISIONS

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF WORK AND FREQUENCY OF PERFORMANCE.** The Contractor shall perform cleaning services of the Clubhouse three (3) times per week as further described in the attached **Exhibit A** (the “**Work**”).

3. **TERM.** The term of this Agreement shall begin as of the date first listed above and will continue on an annual basis until terminated by either Party pursuant to Section 4 of this Agreement.

4. **TERMINATION.** Either Party may terminate this Agreement without cause with thirty (30) days written notice to the other party.

5. **PAYMENT.** As compensation the District will pay the Contractor One Thousand Eight Hundred Dollars and Zero Cents (**\$1,800.00**) per month. Invoices shall be issued each month for the Work provided for the previous month and are payable in accordance with Florida’s Prompt Payment Act, Section 218.70, Florida Statutes.

6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(A) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(B) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.

(C) Prior to commencing the Work, the Contractor shall add the District as an additional insured to its insurance policies. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District.

7. **NOTICES.** Whenever either party desires to give notice to the other, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to wit:

FOR CONTRACTOR:

Jayman Enterprises, LLC  
Attn: Jeremy Crawford  
1020 Hill Flower Dr.  
Brooksville, FL 34604  
[jaymanenterprises@live.com](mailto:jaymanenterprises@live.com)

FOR THE DISTRICT:

Two Rivers East Community Development District  
c/o Inframark, LLC  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
[Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com)

WITH COPY TO:

Straley Robin Vericker P.A.  
Attn: Kathryn Hopkinson, District Counsel  
1510 West Cleveland Street  
Tampa, Florida 33606  
[khopkinson@srvlegal.com](mailto:khopkinson@srvlegal.com)

**8. INDEMNIFICATION.**

(A) Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal or in bankruptcy proceedings) as ordered.

(B) Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute. Any subcontractor retained by the Contractor shall acknowledge the same in writing. This section survives termination of this Agreement.

**9. PERMITS, LICENSES, AND INSPECTIONS.** All permits and/or licenses necessary for the Work to be performed under this Agreement shall be obtained by the Contractor. Inspections by the health department or an independent consultant may be performed on a periodic basis. Failure to comply with health department standards or the stipulations of this Agreement may result in immediate termination. Any fees or fines incurred or imposed by the health department due to non-compliance and/or failure of an inspection shall be borne solely by the Contractor.

**10. ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other party.

**11. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**12. ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor 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.

**13. AMENDMENTS.** 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 the District and the Contractor.

**14. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the

Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

15. **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.

16. **CONTROLLING LAW.** 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.

17. **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.

18. **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.

19. **E-VERIFY.** 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.

**c.** 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.

**d.** If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

20. **PUBLIC RECORDS.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and 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, (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) 873-7300, OR BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

21. **PUBLIC ENTITY CRIMES. RECORDS.** 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.

22. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

23. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement. In 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.

24. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year first written above.

**Jayman Enterprises, LLC,**  
a Florida limited liability company,

**Two Rivers East**  
**Community Development District**

DocuSigned by:  
*Jeremy Crawford*  
041782C3EB474CA...  
Name: Jeremy Crawford  
Title: Owner

Signed by:  
*Carlos de la Ossa*  
CC0CB251E795481...  
Name: CARLOS de la OSSA  
Title: Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF PASCO

**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 Jeremy T. Crawford, 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 owner (Title) of Jayman Enterprises LLC (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.

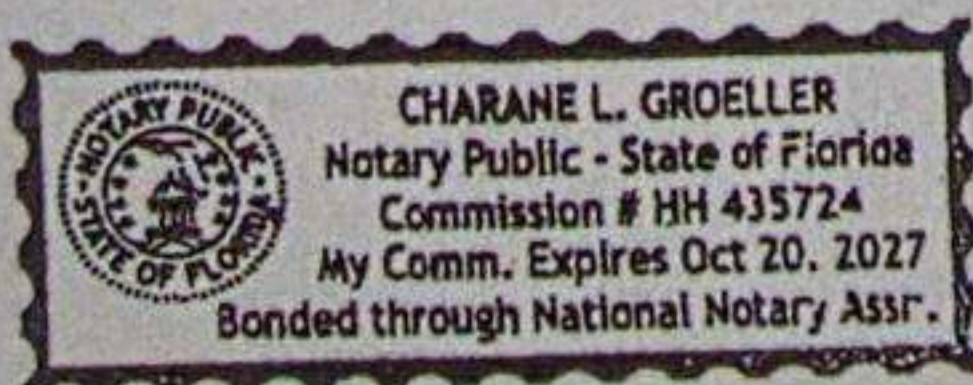
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as,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

Sworn before me on March 3<sup>rd</sup>, 2026

[Signature]  
Notary Public Signature



Charanel Groelter  
Notary Stamp

by means of  physical presence  
 online notarization



Jayman Enterprises, LLC

**PERFORMANCE SCHEDULE**

**MON/WED/FRI**

**BATHROOMS**

- 1. Clean, sanitize, and polish all vitreous fixtures including toilet bowls, urinals, and hand basins X
- 2. Clean all glass and mirrors. X
  
- 3. Empty all containers and disposals, insert liners as required, spot clean, and sanitize containers. X
  
- 4. Spot clean all walls, doors, and stall partitions. X
- 5. Refill all dispensers to normal limits - paper towels, soap, toilet tissue, can liners, and supplies. Supplies to be furnished by Vendor. X
- 6. Low dust all horizontal surfaces up to hand height including sills, mouldings, ledges, shelves, frames, ducts, outlets. X
- 7. Deodorize floor drains X
- 8. Vacuum, sweep, damp mop, and sanitize hard floors. X

**MAIN CLUB**

- 1. Damp clean table tops X
- 2. Spot clean all trash containers X
- 3. Clean and sanitize drinking fountains X
- 4. Clean and wipe all surfaces X
- 5. Vacuum, sweep, damp mop, and sanitize hard floors as needed. **As Needed**

**Amenity Area (s)**

- 1. Empty all trash receptacles X
- 2. Pick up loose debris/trash X
- 3. Wipe down tables X
- 4. Inspect amenity areas X

**SECOND AMENDMENT TO THE MANAGEMENT  
SERVICES MASTER AGREEMENT BETWEEN  
TWO RIVERS EAST CDD AND INFRAMARK, LLC**

**THIS SECOND AMENDMENT** is entered into and effective on June 1, 2026, as set forth by and between Two Rivers East CDD (“District”) and Inframark, LLC (“Service Company”)

**WHEREAS**, Service Company and District entered into a management services contract on November 1, 2022 (the “Agreement”), where Service Company would provide district management services to the District, and

**WHEREAS**, on March 3, 2026, Service Company and District executed First Amendment to Agreement by adding part-time onsite staff and adjusting the compensation; and

**WHEREAS** the Service Company and District now wish to amend the Agreement by increasing the Field Services and adjusting the compensation; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The scope of services set forth in Schedule A, Section E of the Agreement is hereby amended to include a shared full-time dedicated field service manager from Service Company to perform the services as set forth in the Scope of Services.
2. The District shall pay Service Company \$32,000.00 annually for the shared field service manager as set forth in Section 1 above. (This fee replaces the current field service fee outlined in Schedule B of Agreement). This amount shall be paid in equal monthly installments of \$2,666.67. Service Company shall provide monthly invoices to the District and District shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the Service Company will be adjusted annually in budget to reflect wage and cost of living increases for staff.
3. Except as provided in this Second Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Second Amendment and terms of the Agreement, the terms of this Second Amendment shall prevail.
4. This Second Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

***(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)***

**IN WITNESS WHEREOF**, the parties have entered into this Second Amendment as of the date first written hereinabove.

Inframark, LLC

By: \_\_\_\_\_  
Name: Chris Tarase  
Title: President

DocuSigned by:

*Chris Tarase*

41808B12D02B415...

Two Rivers East CDD

By: \_\_\_\_\_  
Name: Carlos de la Ossa  
Title: Chairperson

Signed by:

*Carlos de la Ossa*

CC0CB251E795481...

# ESTIMATE

## SALVA TREE CUTTING SERVICE

36588 Smithfield Ln  
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com  
+1 (813) 420-8388  
www.salvastreecuttingservice.com



**Bill to**  
TWO RIVERS EAST  
2005 PAM AM CIRCLE SUITE 300  
TAMPA  
FL  
33607

**Ship to**  
TWO RIVERS EAST  
2005 PAM AM CIRCLE SUITE 300  
TAMPA, FL 33607

### Estimate details

Estimate no.: 2026-120  
Estimate date: 05/26/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Turf replacement area</b>	<p>Two Rivers East – Turf Replacement Areas</p> <p>Entrance area on Lodgegrass and 56 (right side by the commercial area) – turf to be replaced.</p> <p>Entrance area by the large oak trees – turf replacement needed.</p> <p>Opposite side of the exit returning to 56 – turf replacement needed.</p> <p>Lodgegrass heading south toward 301, E2 area past the amenity center – turf replacement needed.</p> <p>Lodgegrass heading north, just before Ackley – turf replacement needed.</p> <p>Just past the Fieldcrest entrance on the right – turf replacement needed.</p> <p>Continuing north, just before the U-turn/exit – additional turf replacement areas identified.</p> <p>A 50% deposit is required.</p>	1	\$11,500.00	\$11,500.00

**Total** **\$11,500.00**

Accepted date

5-26-2026

Accepted by

*Jayna Cooper*

**Security System On-Site Installation and  
Off-Site Monitoring Services Agreement**

*(1745 Lodge Grass Boulevard)*

This Security System On-Site Installation and Off-Site Monitoring Services Agreement (this “**Agreement**”) is entered into as of April 29, 2026, between the **Two Rivers East Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Weiser Security Services, Inc.**, a Louisiana for profit corporation (the “**Contractor**” or “**WSS**”).

**Background Information:**

The District owns, operates, and maintains the property located at 1745 Lodge Grass Boulevard, Zephyrhills, FL 33541 along with other property located throughout the District’s boundary. The District desires to retain an independent contractor to install an on-site security system, software, and hardware, as well as provide ongoing remote (off-site) monitoring services within the District’s boundary. Contractor represents that it is qualified to provide such services, is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

**Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described and incorporated herein as **Exhibit A** (the “**Services**”).
3. **Commencement of Services and Term of Agreement.**
  - a. **Equipment Installation.** Contractor shall install one (1) axis speaker hardware at 1745 Lodge Grass Boulevard, as described in **Exhibit A**.
  - b. **Monthly Services.** The commencement date for the monitoring services at 1745 Lodge Grass Boulevard, Zephyrhills, FL 33541, shall be coordinated with the District Manager upon approval of the equipment installation.
  - c. **Term.** The initial term of this agreement shall be one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms with the same contract provisions as the initial term (except for any provisions related to equipment installation), until terminated by either party pursuant to the termination provisions herein.
4. **Manner of Performance and Care of the Property.**
  - a. The installation work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.

**Security System Documents Exempt from Public Records Pursuant to Section 119.071(3), Florida Statutes.  
Do not release without first consulting with District Counsel.**

- b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
5. **District Contact Information and Authorized Representatives**. The District will provide the Contractor an emergency contact sheet and will provide updates as necessary for authorized representatives of the District that Contractor can rely upon on behalf of the District for emergency events, including, but not limited to, the authority to cancel an alarm prior to the notification of emergency response organizations.
6. **Termination**. Anything in this Agreement to the contrary notwithstanding, the District shall, in its sole discretion and without cause of penalty, have the right to terminate this Agreement, in whole or in part, upon 30 days' prior written notice to the Contractor. Contractor may terminate this Agreement, in whole or in part, and without cause or penalty, upon 30 days' prior written notice to the District.
7. **Compensation**.
  - a. In accordance with the Contractor's Proposal, the District agrees to pay to Contractor as follows:
    - i. **Equipment Installation**. The aggregate amount of the equipment installation shall not exceed One Thousand Four Hundred Eighty Dollars and Zero Cents (**\$1,480.00**). The Contractor shall install one (1) axis speaker. Contractor will invoice the District 50% of the cost of installation prior to the install and 50% once installation is complete, which will be due immediately upon receipt and confirmation that the system is fully operational. Upon completion of installation, if the system can't go live due to the District not providing necessary access (e.g. ability to remote into port or physical access to equipment) to complete the project, the District will be responsible for complete payment of installation and understands billing for monitoring will start without the system being live.
    - ii. **Monthly Services**. For the monthly monitoring services, the District agrees to pay the Contractor **\$2.25 per hour for 28 to 56 hours per week**. The monthly cost shall not exceed Five Hundred Fifty Dollars and Zero Cents (**\$546.00**) without prior written approval of the District.
  - b. The District agrees to pay to the Contractor within 30 days of receipt of invoices from Contractor.
  - c. The District retains the right to reduce any portion of the Services; should this occur, the Scope of Services will be agreed upon in writing by both parties.
8. **No Infringement**. Contractor hereby covenants to the District that it has not used nor infringed any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity.

**9. Warranties.**

- a. The Contractor warrants that the work (a) conforms to the requirements of this Agreement, (b) was performed in a prompt, diligent, good, safe, and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
- b. The Contractor represents that (a) Contractor is duly licensed and permitted to observe and perform the terms, covenants, conditions, and other provisions on its part to be observed and performed under this Agreement, (b) Contractor has the necessary employees, training, equipment, materials, and inventory required to perform the Services as set forth in this Agreement.
- c. Contractor's warranties in this section are in addition to and do not limit in any way District's claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- d. The provisions of this section shall survive approval of the work under this Agreement.

**10. Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

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

**12. Subcontractor and Affiliates of Contractor.** The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.

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Do not release without first consulting with District Counsel.**

13. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
14. **Permits and Approvals.** Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.
15. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
16. **Insurance.** For on-site installation, activity, and work, the Contractor shall carry commercial general liability insurance of no less than \$2,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
17. **Allocation of Risk.** Due to the off-site, remote nature of the Services, please find Vendor’s “Allocation of Risk” attached as Exhibit B, which shall be applicable to the monitoring services only. The Allocation of Risk shall not be applicable to any damage caused during the installation process. Any damage caused during the installation shall be dealt with pursuant to Section 4 and 18 of this Agreement.
18. **Indemnification.** Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the on-site work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
19. **No Waiver of Sovereign Immunity.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing.
20. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as

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a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**21. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
  - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

**22. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

**23. Public Records.**

- a. Contractor will archive all video recordings for a minimum of 30 days or such other time as is required by Florida's public records law.
- b. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

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**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 608-8242, OR BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

24. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
25. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
28. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
29. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

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**To the District:**

Attn: Jayna Cooper, District Manager  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
[Jayna.Cooper@inframark.com](mailto:Jayna.Cooper@inframark.com)

**To the Contractor:**

Attn: Aleksander Potempa  
3939 Tulane Avenue, 3<sup>rd</sup> Floor  
New Orleans, Louisiana 70119  
[aleksp@weisersecurity.com](mailto:aleksp@weisersecurity.com)


**32. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.


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

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as of the date written above.

**Weiser Security Services, Inc.**

**Two Rivers East Community  
Development District**

  
Name: Aleksander Potempa  
Title: VP of Technology

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

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Do not release without first consulting with District Counsel.

60911-  
STATE OF ~~FLORIDA~~  
COUNTY OF Henry

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

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

Before me the undersigned authority personally appeared Aleksander Potempa who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the VP of Technology (Title) of Weiser Security Services (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.

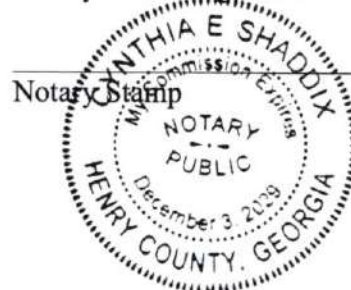
I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as,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

Aleksander Potempa  
Signature of Affiant

Sworn before me on May 28, 2026

Quinta E Shaddy  
Notary Public Signature



## Exhibit A Scope of Services

### ARTICLE 1: GENERAL

- 1.1 “WSS” means Weiser Security Services, Inc., a Louisiana corporation.
- 1.2 “CUSTOMER” means the Two Rivers East Community Development District.
- 1.3 “Monitoring Services” means that portion, if any, of the Services expressly described as Monitoring and/or Notification Services and relating to Central Station Monitoring (CMS), Applicable Software (VMS, post portal & other) or CUSTOMER Support Center (CSC) services expressly agreed to be provided by WSS to CUSTOMER. “Monitored Site” means the CUSTOMER site for which Monitoring Services are to be provided.
- 1.4 This SCOPE covers WSS and all affiliates providing service with WSS.

### ARTICLE 2: Installation and Cancellation

2.1. SCOPE OF WORK. This proposal is based upon the use of straight time labor only. All work quoted excludes plastering, patching, painting, "In-Line" duct, piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc. WSS agrees to keep the job site clean of debris arising out of its own operations. CUSTOMER shall not back charge WSS for any costs or expenses without WSS's written consent. Any changes to the original scope of work must be made 14 days prior to job installation.

2.2 MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of WSS, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, WSS shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor. However, CUSTOMER will be given the opportunity to approve the change in the above cost before such is made.

### ARTICLE 3: MONITORING SERVICES BY WSS

- 3.1 WSS'S response to receipt of signals from the alarm system and signaling initiation devices (collectively “System”) shall be in accordance with WSS'S Standard Operating Procedures. WSS reserves the right, in its sole judgment, to first investigate the cause of such signals by either telephoning CUSTOMER at CUSTOMER'S designated telephone number(s), or dispatching a representative to CUSTOMER'S premises to determine whether an emergency condition exists, warranting transmission of the signal(s) to the Police (security monitoring), Fire Department (fire monitoring), and/or WSS monitoring station representative.
- 3.2 WSS will perform the Services expressly described in this Scope of Services. The Services performed by WSS shall be conducted in a manner consistent with the degree of care and skill ordinarily exercised by reputable companies performing the same or similar Services in the same locale acting under similar circumstances and conditions.
- 3.3 WSS is not required to conduct safety or other tests, install and maintain devices or equipment or make modifications to the System, except as provided in the written WSS proposal. Any CUSTOMER request to change the Scope or the nature of the Services must

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be in the form of a mutually agreed change order, effective only when executed by all parties hereto.

**3.4 The hourly rate for service will be \$2.25 for 28 to 56 hours per week. The quote is based on utilizing client internet connectivity and installed camera system. The monitoring will be provided at 1745 Lodge Grass Boulevard, Zephyrhills, FL 33541.**

<b>Weiser Security Service Virtual Guard</b>		<b>Qty</b>
<p><b>Weiser Stream Video Management Software</b> <i>Live streaming, recorded playback, and detailed reports.</i></p> <p><b>Weiser Stream Smart Analytic</b> <i>Camera software that determines what the feed is streaming person, car, animal, wind, etc., which increases accuracy of alerts.</i></p>	<p><b>Playback Selected:</b></p>	<p><b>Up to 8</b></p> <p><b>Up to 8</b></p>
<b>Hardware</b>		<b>Qty</b>
<b>AXIS</b>		<b>1</b>
<b>Proposal Total</b>		
<p><b>Weiser Remote Monitoring</b> <i>Live streaming, event-based alerts, remote patrols, and detailed reports.</i></p>	<p><b>HPW:</b></p> <p><b>Hourly Rate:</b></p> <p><b>Install Price estimate*:</b></p>	<p><b>56-28</b></p> <p><b>\$2.25</b></p> <p><b>\$1480</b></p>

**Installation notes**

**\*Connection to existing client network. Utilizing current client cameras.**

## EXHIBIT B

### 17. ALLOCATION OF RISK

17.1 It is understood and agreed by and between the parties that WSS is not an insurer and this AGREEMENT is not intended to be an insurance policy or a substitute for an insurance policy. Insurance, if any, covering personal injury and property loss or damage on any DISTRICT'S premises shall be obtained by DISTRICT. DISTRICT agrees to proceed exclusively against its insurer to recover any damages. WSS shall not in any event be responsible under this AGREEMENT for incidental, consequential, punitive, exemplary or special damages, including without limitation lost profits and/or lost business opportunities, whether arising in warranty, late or non-delivery of any Work, tort, contract or strict liability, and regardless of whether any party has been advised of the possibility of such damages. DISTRICT waives and releases any rights of recovery against WSS that it may have hereunder and agrees that WSS shall not be liable for any form of loss, damage, claim or expense, irrespective of origin, whether directly or indirectly caused by performance or non-performance of obligations imposed by this AGREEMENT or by negligent acts or omissions of WSS, its agents or employees. To that end, DISTRICT agrees to defend and indemnify WSS to the fullest extent of the law from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of any of the work herein specified. DISTRICT shall not be entitled to offset any money owed to Weiser for services as a security of payment for any claim.

17.2 If applicable, DISTRICT hereby authorizes and directs WSS, as its agent, to direct the local police department having jurisdiction, to detain and cause the arrest of every person found in and about the Monitored Site without authorization as evidenced by the list of authorized persons provided by DISTRICT and to hold every such person until released by a representative of DISTRICT designated for this purpose; in all such cases the DISTRICT agrees to indemnify, defend and hold WSS and its employees or agents harmless against all liability, costs, damages or expense in consequence of such arrest and detention.

17.3 From the nature of the Monitoring Services, it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from the failure of WSS to perform any of its obligations hereunder, or the failure of the System to properly operate. If WSS is found liable for loss or damage due to a failure on the part of WSS, in any respect, its liability shall be limited in the aggregate for the term of the AGREEMENT to the sum of Five hundred (\$500.00) Dollars as liquidated damages. Such limit of liability is not a penalty, and this limited liability shall be complete and exclusive. The provisions of this paragraph shall apply in the event loss or damage, irrespective of cause or origin, results directly or indirectly from the performance or nonperformance of the obligations set forth by this AGREEMENT or from negligence, active or otherwise, of WSS its agents or employees. The parties acknowledge that the price for which WSS has agreed to perform the Monitoring Services and obligations is calculated based upon the

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foregoing limitations of liability, and that WSS has expressly relied on, and would not have entered into this AGREEMENT but for such limitations of liability.

17.4 DISTRICT is solely responsible for the life and safety of all persons in the Monitored Site, and for protecting against losses to its own property or the property of others in the Monitored Site. DISTRICT agrees to indemnify, defend and hold harmless WSS from any and all such claims and lawsuits including the payment of all damages, expenses, costs, and attorney fees incurred by WSS, its employees and agents, from and against all claims, lawsuits and losses, by persons not a party to this AGREEMENT, against WSS for failure of the System, WSS equipment or Monitoring Services in any respect, whether due or alleged to be due to malfunction or non-function of the System, or by the negligence, active or passive, of WSS. WSS does not represent or warrant that the Work will not be compromised, interrupted or circumvented; that the Work will prevent any loss from any cause; or that the Work will in all cases provide the protection for which it is performed, installed or intended (collectively "*Protections*"). DISTRICT acknowledges and agrees that it assumes all risk of loss or damage to its facilities and sites including the contents thereon, and that WSS has neither made representations or warranties, nor has DISTRICT relied on any representation or warranties, express or implied regarding said Protections. IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT WSS IS NOT AN INSURER AND THIS AGREEMENT IS NOT INTENDED TO BE AN INSURANCE POLICY OR A SUBSTITUTE FOR AN INSURANCE POLICY. WSS EXPRESSLY EXCLUDES AND DISCLAIMS ALL WARRANTIES, STATUTORY, EXPRESS, OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WSS MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT ANY WSS EQUIPMENT OR SERVICES PROVIDED HEREUNDER WILL PREVENT ANY LOSS, OR WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT IS INSTALLED OR INTENDED. THE EXPRESS EXCLUSION OF WARRANTIES IS SET FORTH IN THIS AGREEMENT.

17.5 DISTRICT hereby, for it and any parties claiming under it, releases and discharges WSS from any liability arising out of all hazards covered by DISTRICT'S insurance, and all claims against WSS arising out of such hazards, including any right of subrogation by DISTRICT'S insurance carrier, are hereby waived by DISTRICT, and DISTRICT shall promptly so notify its insurance carrier.



**Down to Earth Landscape & Irrigation**

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

**Estimate: #148632**

**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

**Job**

Mulch refresh East

**Estimated Job Start Date**

June 8, 2026

**Proposed By**

Christopher J Labenz

**Due Date**

May 21, 2026

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Mulch Installation</b>				
Subcontracted Mulch	3 Cubic Foot Bag	1	\$8,800.00	\$8,800.00
			<b>Subtotal</b>	<b>\$8,800.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$8,800.00</b>

Mulch refresh at the entrances of Two Rivers East at the 56 entrance and 301 entrance of Lodge Grass

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

**Christopher J Labenz**  
 Down to Earth

06/03/2026

Date

Agreed & Accepted By:

Signed by:

*Carlos de la Ossa*

6/3/2026

CC0CB251E795481...

Inframark

Date

Prepared by and return to:  
Whitney Sousa, Esq.  
Straley Robin Vericker  
1510 W. Cleveland St.  
Tampa, FL 33606  
Parcel ID: 33-26-21-0030-03200-0230

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### Encroachment Agreement

This Encroachment Agreement (this "Agreement") is entered into as of 5/1, 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 **Gyselle SostreFerrer** (the "Landowner"), whose mailing address is 1847 Brekey Way, Zephyrhills, FL 33541.

#### WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 23, Block 32, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the "Property"), with a physical address of 1847 Brekey Way, Zephyrhills, FL 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a retaining wall (the "Wall") along the West side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the "Improvements"). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District's Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District's retaining wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

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

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

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

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

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

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

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

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

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

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

*[signatures pages to follow]*

Witnesses:

Two Rivers East  
Community Development District

[Signature]  
Print Name Thelma Dattler  
Address: 2005 Pan Am Cir  
Suite 300 Tampa, FL 33607

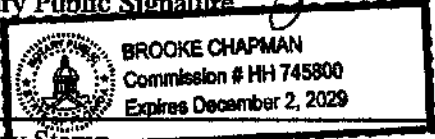
[Signature]  
Carlos de la Ossa  
Chair of the Board of Supervisors

[Signature]  
Print Name Yolanda Ortega  
Address: 8710 Busch Oaks St.  
Tampa, FL 33617

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on June 4, 2026, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who  is personally known to me or  has produced \_\_\_\_\_ (type of identification) as identification.

[Signature]  
Notary Public Signature

  
Notary Stamp

**Witnesses:**

**Gyselle Sostre Ferrer**  
Landowner

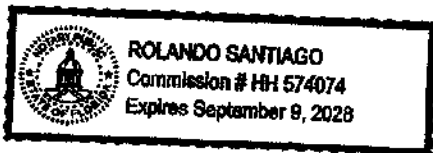
[Signature]  
Print Name Deora Santiago  
Address: 10721 Maple Meadows  
Ln Riverview FL 33578

[Signature]  
Name: Gyselle Sostre Ferrer  
Title: Landowner

[Signature]  
Print Name Natal Sntiago  
Address: 1847 BREKEY WAY  
ZEPHYR HILLS FL 33541

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on 5/1  
2026, by GYSELLE SOSTRE FERRER, who  is personally known to me or  has produced  
FL DL (type of identification) as identification



[Signature]  
Notary Public Signature

HH 574074  
Notary Stamp

# ESTIMATE

## SALVA TREE CUTTING SERVICE

36588 Smithfield Ln  
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com  
+1 (813) 420-8388  
www.salvastreecuttingservice.com



**Bill to**  
TWO RIVERS EAST  
2005 PAM AM CIRCLE SUITE 300  
TAMPA  
FL  
33607

**Ship to**  
TWO RIVERS EAST  
2005 PAM AM CIRCLE SUITE 300  
TAMPA, FL 33607

### Estimate details

Estimate no.: 2026-124  
Estimate date: 06/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Turf replacement area</b>	East: lodge grass blvd and archer entrance  Lodge grass and field crest	1	\$13,500.00	\$13,500.00
<b>Total</b>					<b>\$13,500.00</b>

Accepted date 6/9/2026

Accepted by

Signed by:  
*Rollamay Turkoane*  
1F3BE9E795D0415...

**Addendum No. 8 to the Landscape Maintenance Services Agreement  
(Amenity Center – 1733 Lodge Grass Boulevard)**

This Addendum No. 8 to the Landscape Maintenance Services Agreement (this “**Addendum No. 8**”) is made and entered into as of June 5, 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 Nos. 1 through 7 (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 No. 8 as **Exhibit A**. The District and the Contractor each has the authority to execute this Addendum No. 8 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum No. 8 so that this Addendum No. 8 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 No. 8.
2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional common areas (Two Rivers East – Amenity Center located at 1733 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 monthly amount of Seven Thousand Five Hundred Ten Dollars and Zero Cents (**\$7,510.00**) per month.
  - a. Two Rivers East – Amenity Center
    - i. Lawncare Maintenance = \$78,862.69 Annually
    - ii. Irrigation Inspection = \$5,772.00 Annually
    - iii. Fertilization/Pest Control = \$5,485.31 Annually
  - b. New Additional Total Annual Cost = \$90,120.00 Annually
  - c. **NEW Additional Total Monthly Cost = \$7,510.00**

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 No. 8 effective as of the date written above.

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

Signed by:  
  
By: \_\_\_\_\_  
Name: Will Dutton  
Title: Regional Operations Leader

**Two Rivers East**  
**Community Development District**

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



**Exhibit A**

**Landscape Maintenance Proposal**

Attn: **Two Rivers East**  
**1821 Lodge Grass Blvd,**  
**Zephyrhills, FL 33541**

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

***Two Rivers East – Amenity Center***

**Landscape Maintenance Summary**

<b>Lawncare Maintenance</b>		<b>\$ 78,862.69</b>	<b>Annually</b>
<b>Irrigation Inspection</b>		<b>\$ 5,772.00</b>	<b>Annually</b>
<b>Fertilization &amp; Pest Control</b>		<b>\$ 5,485.31</b>	<b>Annually</b>

<b>Total Annual Fee</b>	<b>\$ 90,120.00</b>
<b>Total Monthly Fee</b>	<b>\$ 7,510.00</b>



## Scope Calendar

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



Service Map

Two Rivers East- Amenity Center (1733 Lodge Grass Blvd.)  
Service Map 5/7/2026

Legend:

- Mulch
- Irrigated Turf
- Non Irrigated
- Not Included in this Contract





## TWO RIVERS EAST CDD

FIELD INSPECTION REPORT- JUNE-DOWN TO EARTH

Friday, June 5, 2026

Prepared For Board Of Supervisors

14 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

**Completed**

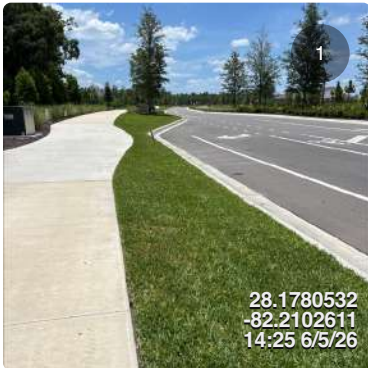
**Scheduled/Monitoring**

**Not completed/No response**

# Item 1- Lodgegrass Blvd & 301

Assigned To: Down To Earth

At the entrance of US HWY 301 and Lodgegrass BLVD, turf fertility has improved. Some areas remain stressed due to water restrictions. Supplemental watering by water trucks is ongoing to help support turf recovery.

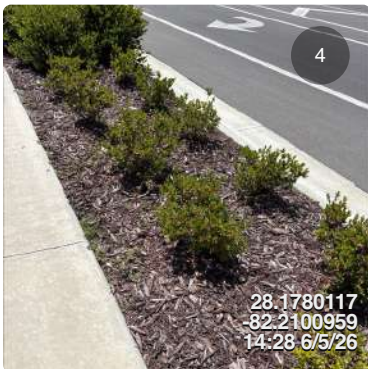
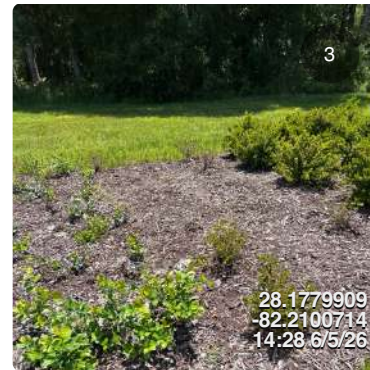
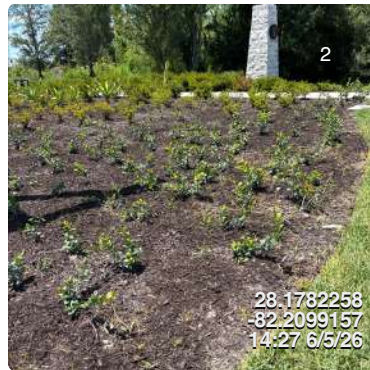
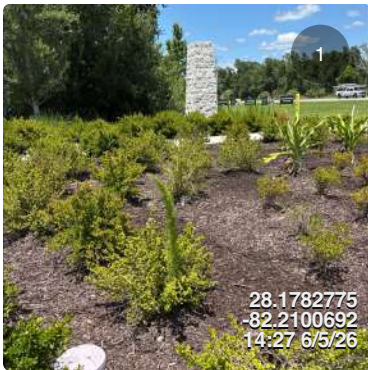


## Item 2- US 301 Entrance

Due By: Monday, June 22, 2026

Assigned To: Down To Earth

The landscape beds at the entrance of US HWY 301 and Lodgegrass BLVD continue to have weeds throughout. Weeds taller than the plant material should be hand-pulled and removed. Dead plant material on the exit side of Lodgegrass should be removed and replaced. Confederate jasmine has been added at the entrance; however, additional plant material is needed to fill in bare areas and improve overall bed appearance.

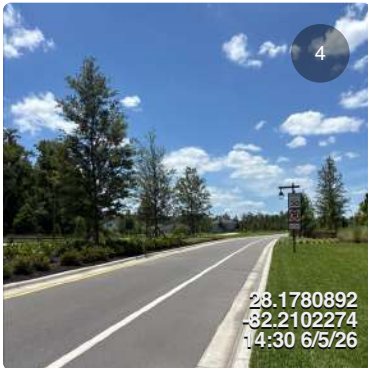
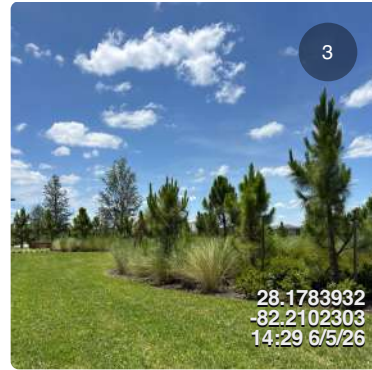
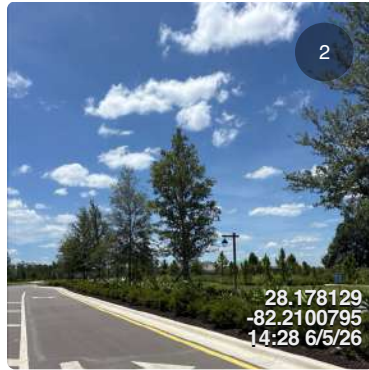
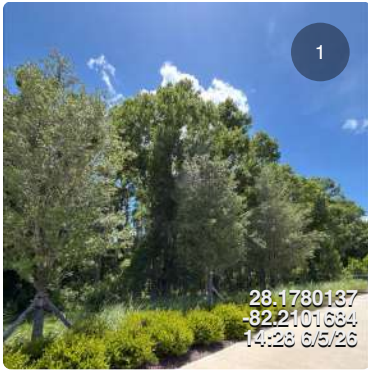


### Item 3- US 301 Entrance

Due By: Monday, June 22, 2026

Assigned To: Down To Earth

The plant material and trees at the entrance and throughout the corridor leading into the community have shown significant improvement. Overall, the landscape is being well maintained, with only a few isolated areas where plant material continues to struggle and should be monitored.

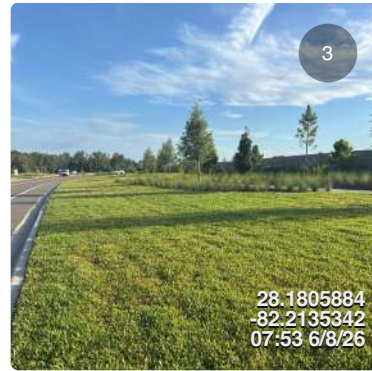
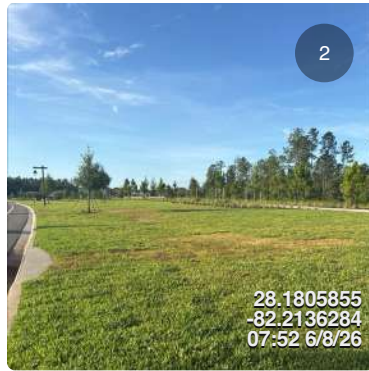
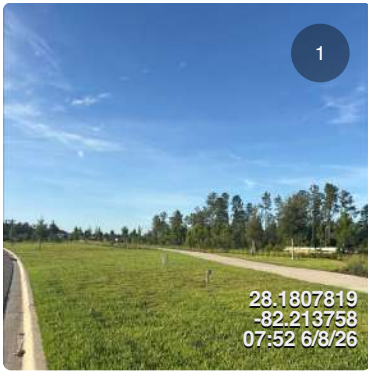


# Item 4- Lodgegrass Blvd ( Turf )

Due By: Tuesday, June 23, 2026

Assigned To: Down To Earth

Turf has responded well to fertility improvement efforts. New sod areas continue to receive supplemental watering due to water restrictions. Turf weeds remain present in some areas, but overall turf condition is being maintained.

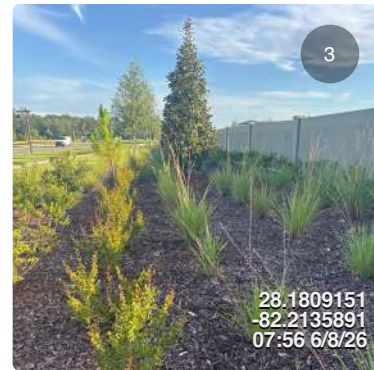


## Item 5- Lodge Grass Blvd

Due By: Tuesday, June 23, 2026

Assigned To: Down To Earth

Use caution when applying herbicides. Overspray has caused turf damage in multiple areas along Lodgegrass BLVD. Plant material and landscape beds along the sidewalk are being maintained. Confederate jasmine just before the Ackley entrance contains weeds taller than the plant material and needs to be detailed. Confederate jasmine is also showing signs of chlorosis and would benefit from fertility improvement.



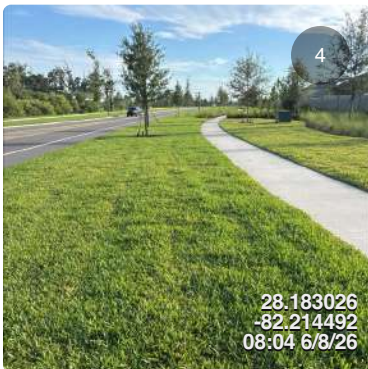
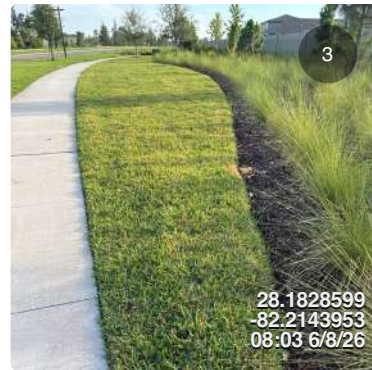
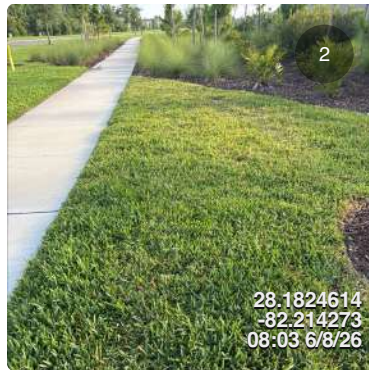
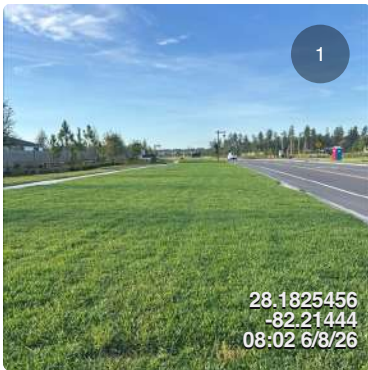
**Scheduled for the week of 6/8/26**

## Item 6- Lodge Grass Blvd ( Turf )

Due By: Tuesday, June 23, 2026

Assigned To: Down To Earth

Turf along Lodgegrass BLVD past the Ackley entrance shows inconsistent color and vigor. Newer sod areas are responding well, while adjacent established turf remains stressed and lacks uniform color. Supplemental watering with water trucks will continue to assist turf establishment and recovery during current water restrictions. Evaluate for additional fertility improvement as needed.

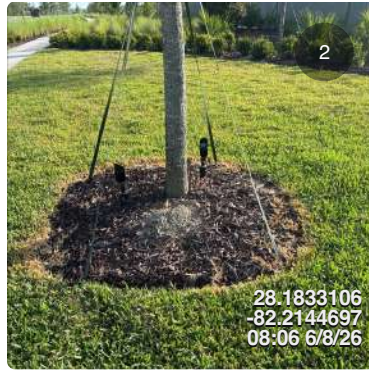
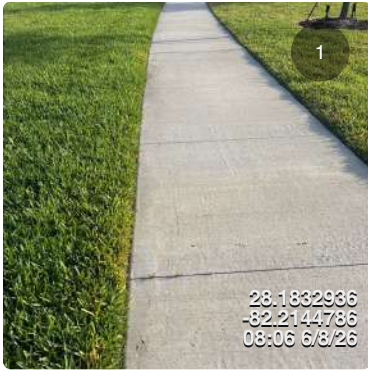


# Item 7- Lodge Grass Blvd ( Beds )

Due By: Tuesday, June 23, 2026

Assigned To: Down To Earth

Use caution when applying herbicides. Herbicide overspray has caused turf damage in multiple areas along sidewalks and tree rings. Large weeds should be hand-pulled or removed prior to treatment, as dead standing weeds create an unacceptable appearance and should not be left in place after treatment.

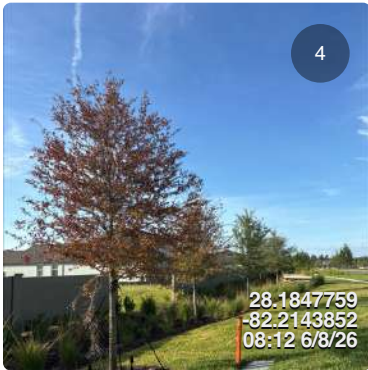
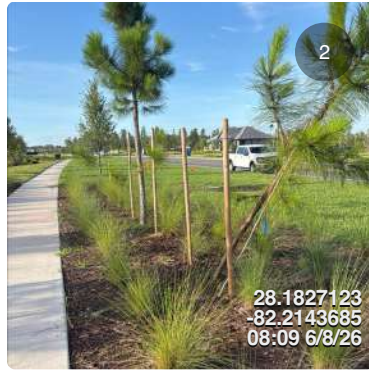
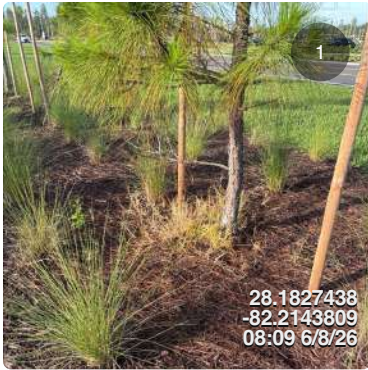


# Item 8- Lodge Grass Blvd ( Bed Weeds And Trees )

Due By: Tuesday, June 23, 2026

Assigned To: Down To Earth

Weeds remain present throughout the landscape beds. Remove St. Augustine runners from beds and tree rings during soft edging. Leaning pine tree shown in Photo 2 needs to be straightened. Photo 4 shows two stressed oak trees. This condition has been reported to DTE and is being monitored.



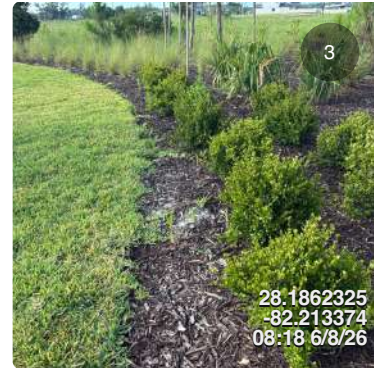
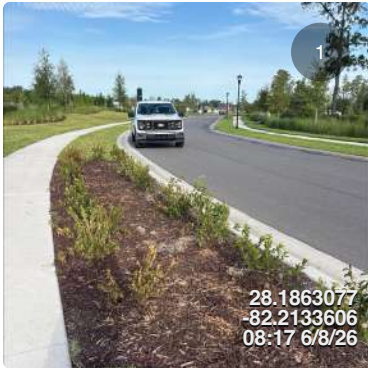
**DTE has been watering the stressed trees along the Blvd and other areas.**

## Item 9- Field Crest

Due By: Tuesday, June 23, 2026

Assigned To: Down To Earth

Newly installed azaleas continue to show signs of stress. It was previously reported that drip emitters are not positioned adjacent to the plant material and should be adjusted as needed. Soft edging is needed throughout this area. Weeds previously reported to DTE management remain present in multiple locations and should be addressed. Conditions that have been identified on multiple inspections should not remain outstanding for extended periods.



# Item 10- 56 And Lodge Grass

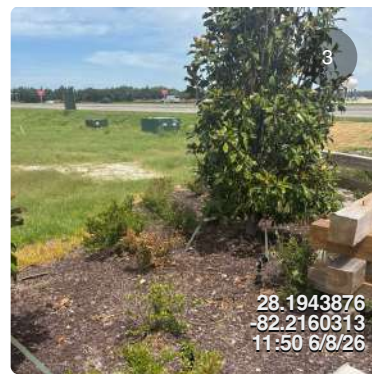
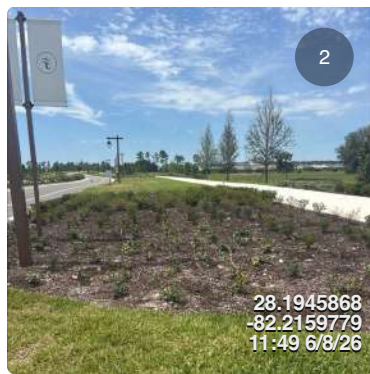
Due By: Tuesday, June 23, 2026

Assigned To: Down To Earth

Entrance at SR 56 and Lodgegrass BLVD – Cut back jasmine. Remove and replace two dead jasmine. Remulch bed on right side of entrance and around recent plant replacements

Near the magnolia tree – Remove and replace dead Walters viburnums

Soft edge around concrete utility slabs and covers. Remove St. Augustine runners and maintain clean edges around all concrete slabs throughout the entrance area

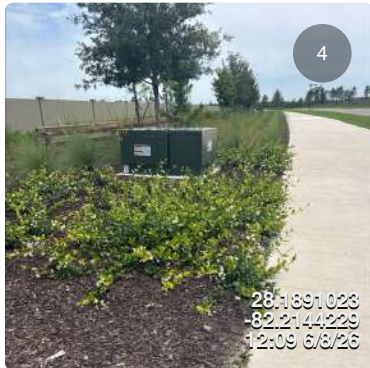
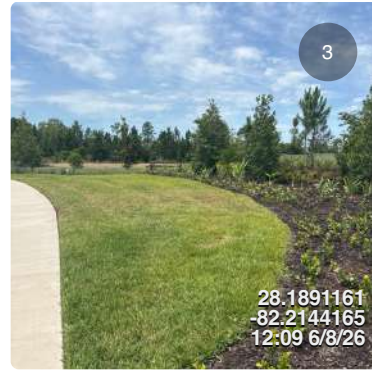
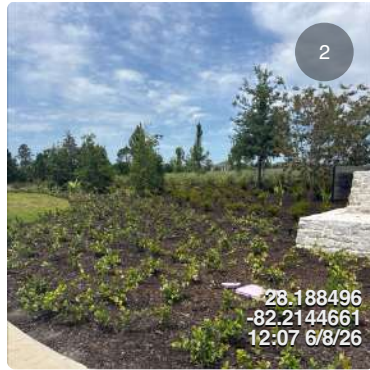
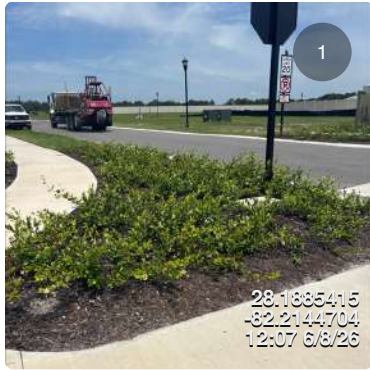


# Item 11- Archer

Due By: Tuesday, June 23, 2026

Assigned To: Juniper

Archer entrance off Hillridge TRL – Cut back Confederate jasmine. Fertility improvement needed to encourage new growth. Turf continues to show stress from watering restrictions; supplemental watering is being provided. Remove and replace dead Confederate jasmine throughout the beds.



Item 12- Archer ( Steeple Spring Ln. )

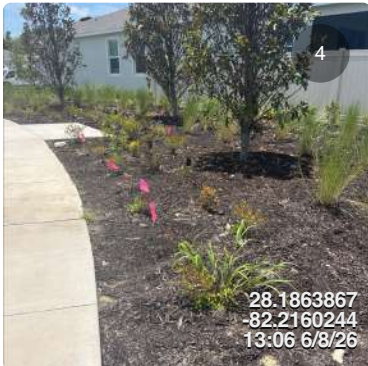
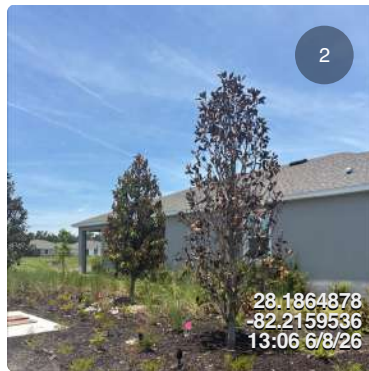
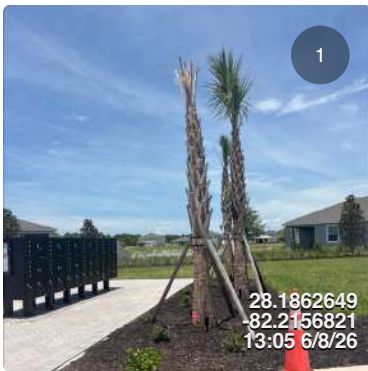
Due By: Tuesday, June 23, 2026

Assigned To: Juniper

Mailbox area at Archer entrance, two large magnolias previously reported to Juniper remain in place. Remove and replace under warranty

Dead plant material along the beds and sidewalk has been previously flagged and remains in place. Remove and replace

Weeds throughout the beds. Hand pull and treat as needed to maintain bed appearance and prevent further spread



**Item 13- Broward Dr.**

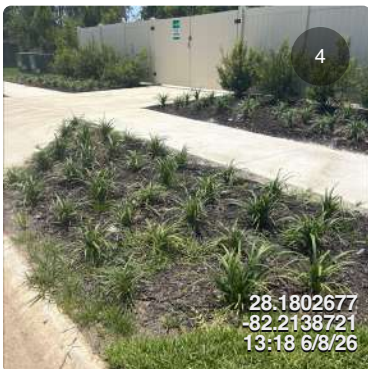
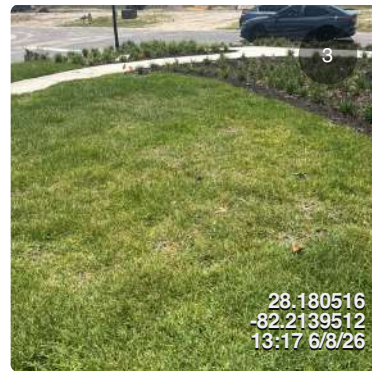
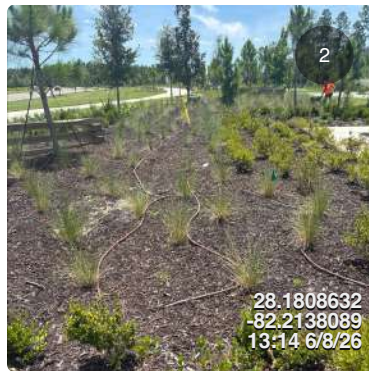
Due By: Tuesday, June 23, 2026

Assigned To: Juniper

E2 along Broward DR, drip line is exposed throughout both sides of the beds approaching the amenity center. Staple drip line down and re-mulch as needed to provide proper coverage.

Turf is showing signs of stress. Supplemental watering by water trucks is being provided due to current water restrictions.

Liriope throughout Broward DR is scheduled for replacement. Remove weeds throughout the beds and maintain weed control.

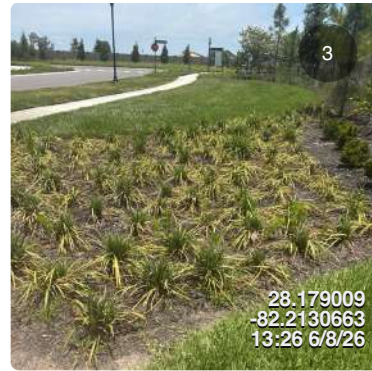
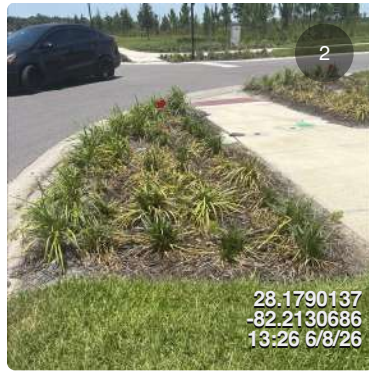
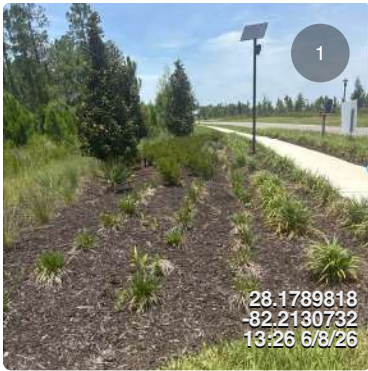


**Item 14- Flora Ridge And Broward Dr.**

Due By: Tuesday, June 23, 2026

Assigned To: Juniper

At Flora Ridge Way and Broward DR, Juniper previously stated this area would be replaced. Partial repairs were completed; however, the overall condition remains unacceptable. Remove and replace all declining plant material within this area to bring it up to community standards.





# MONTHLY REPORT

JUNE, 2026



# TWO RIVERS EAST CDD

LODGE GRASS BLVD  
ZEPHYRHILLS, FL 33541  
48 PONDS



## SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #M2 Treated For Shoreline Vegetation.



Pond #M4 Treated for Shoreline Vegetation.



Pond #M1 Treated for Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.



Pond #M3 Treated for Shoreline Vegetation and Algae.



Pond #7 Treated for Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #L5 Treated for Shoreline Vegetation.



Pond #L6 Treated for Shoreline Vegetation.



Pond #L5 Treated for Shoreline Vegetation.



Pond #L7 Treated for Shoreline Vegetation.



Pond #L11 Treated for Algae and Shoreline Vegetation.



Pond #L9 Treated for Algae and Shoreline Vegetation.



Pond #L8 Treated for Shoreline Vegetation.