

Two Rivers East Community Development District

August 18, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6
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TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



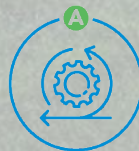
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Two Rivers East Community Development

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas J. Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Austin Berns, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

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

Regular Meetings Agenda

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

The Public Hearing and Regular Meeting of Two Rivers East Community Development District will be held on **August 18, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

Meeting ID: 224 779 961 996 3

Passcode: F7AZ3qT6

Call in (audio only) +1 646-838-1601

Phone Conference ID: 200 322 157#

THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget

B. Discussion on Fiscal Year 2027 Budget

C. Close the Public Hearing on Adopting Fiscal Year 2027 Final Budget

D. Consideration of Resolution 2026-10 Adopting FY 2027 Budget

E. Consideration of Resolution 2026-11 Levying O&M Assessments

4. BUSINSS ITEMS

A. Consideration of Fiscal Year 2026-2027 Operations & Maintenance Budget Funding Agreement

B. Consideration of Resolution 2026-12 Setting the Fiscal Year 2027 Meeting Schedule

C. Consideration of Resolution 2026-13 Goals & Objectives

D. Consideration of Brown & Brown Insurance Proposal

5. CONSENT AGENDA

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

B. Consideration of the Operation and Maintenance Expenditures July 2026

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

D. Ratification of the Easement Encroachment Agreement 2191 Stratten Drive

E. Ratification of the Technology Equipment Maintenance Service Agreement

6. STAFF REPORTS

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

7. BOARD MEMBERS COMMENTS

8. ADJOURNMENT

Two Rivers East Community Development District

August 13, 2026

RE: Letter of Introduction Related to the Proposed Budget and Assessments

Dear Property Owners:

We are providing this cover letter to offer additional information and transparency regarding the Board of Supervisors' ("Board") deliberations during this budget cycle.

The Two Rivers East CDD ("District") Board approved a proposed increase to the annual operations and maintenance budget for Fiscal Year 2027 ("FY2027"), which runs from October 1, 2026, through September 30, 2027. If adopted at the budget hearing, assessments will increase by no more than \$403.24(40' lot), \$504.05(50' lot) and \$604.86(60' lot) for FY2027.

Due to State of Florida requirements, the District must submit a "not-to-exceed" budget to Pasco County by June 15. The final agreed-upon budget will be presented for approval at the budget adoption meeting on August 18, 2026.

The Board has worked diligently to reduce the proposed assessment increase for FY2027. Throughout this process, the Board has carefully evaluated opportunities to reduce expenses while maintaining the level of service and community standards expected by residents. The proposed FY2027 budget prioritizes the maintenance of existing assets, with a focus on health, safety, and infrastructure, all of which are core responsibilities of the District.

This budget process reflects the Board's commitment to maintaining the District at the standards expected by the residents of Two Rivers East CDD while also preparing future Boards and residents for the fiscal realities of operating and sustaining a growing community.

The Board's goal is to reduce the proposed increase as much as they can.

If you have any additional questions, please contact the District Manager by email at angel.montagna@Inframark.com.

Sincerely,

Angel Montagna, District Manager
Enclosure

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

**FISCAL YEAR 2027
PROPOSED BUDGET
DATE**

CLEAR PARTNERSHIPS



Two Rivers East
Community Development District

Budget Overview
FY 2027

Two Rivers East
Community Development District

Operating Budget
FY 2027

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

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

EXPENDITURES

Financial and Administrative

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

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
Dues, Licenses, Subscriptions	\$175.00	\$175.00
Website Compliance	\$1,600.00	\$1,613.00
Meeting Expense	\$1,000.00	\$1,000.00
Misc-Assessment Collection Cost	\$0.00	\$25,491.22
DTS - Continuing Disclosure Software Subscription	\$0.00	\$1,500.00
Arbitrage Reporting	\$0.00	\$400.00
Streetlight Loan Repayment	\$0.00	\$250,000.00
Total Financial and Administrative	\$142,675.00	\$425,279.22
Insurance		
Insurance - General Liability	\$3,718.00	\$0.00
Public Officials Insurance	\$2,633.00	\$0.00
Insurance -Property & Casualty	\$10,000.00	\$0.00
Insurance Deductible	\$2,500.00	\$2,500.00
Crime	\$0.00	\$0.00
Total Premium	\$0.00	\$25,793.00
Total Insurance	\$18,851.00	\$28,293.00
Utility Services		
Electricity - General	\$85,000.00	\$22,000.00
Electricity - Streetlights	\$190,000.00	\$120,000.00
Internet Services	\$900.00	\$1,380.00
Utility - Water & Sewer	\$2,400.00	\$60,000.00
Total Utility Services	\$278,300.00	\$203,380.00
Amenity		
Onsite Staff	\$20,000.00	\$85,000.00
Contracts-Janitorial Services	\$9,000.00	\$21,600.00
Janitorial Supplies	\$1,000.00	\$1,000.00
Amenity Center Pest Control	\$600.00	\$1,800.00
Amenity Maintenance & Repairs	\$2,500.00	\$2,000.00
R&M-Security Cameras	\$1,000.00	\$1,000.00
Amenities Furniture & Fixtures	\$2,000.00	\$2,000.00
Access Control Maintenance & Repair	\$2,500.00	\$1,000.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
Dog Waste Station Service & Supplies	\$1,200.00	\$5,000.00
Contracts-Pools	\$10,000.00	\$57,000.00
Security Monitoring Services	\$3,000.00	\$6,000.00
Special Events	\$5,000.00	\$10,000.00
Pressure Washing	\$0.00	\$10,000.00
Pool Maintenance - Misc Services	\$0.00	\$3,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Holiday Lights	\$0.00	\$10,000.00
Pool Monitors	\$0.00	\$12,000.00
Pool Permit	\$0.00	\$275.00
Total Amenity	\$61,500.00	\$236,403.00
Other Physical Environment		
Contracts-Landscape	\$530,000.00	\$600,000.00
Landscape - Mulch	\$35,000.00	\$45,000.00
Plant Replacement Program	\$30,000.00	\$45,000.00
Irrigation Repairs & Maintenance	\$20,000.00	\$20,000.00
Contracts-Aquatic Control	\$28,500.00	\$25,000.00
Contracts-Trash & Debris Removal	\$9,000.00	\$3,000.00
Tree Trimming	\$0.00	\$10,000.00
Trail Maintenance	\$0.00	\$25,000.00
R&M - Monument, Entrance, Wall	\$10,000.00	\$10,000.00
Pavement & Signage Repairs	\$0.00	\$2,000.00
Landscape - Storm Cleanup & Tree Removal	\$0.00	\$35,000.00
Water Trucks	\$0.00	\$10,000.00
TECO easement maintenance	\$0.00	\$30,000.00
Total Other Physical Environment	\$719,000.00	\$860,000.00
Contingency		
Misc- Contingency	\$20,000.00	\$10,000.00
Total Contingency	\$20,000.00	\$10,000.00
TOTAL EXPENDITURES	\$1,240,326.00	\$1,763,355.22

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

Two Rivers East

Community Development District

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$44,649.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$44,649.00
Estimated Funds Available - 9/30/2026	\$89,298.00

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$89,298.00
Less: First Quarter Operating Reserve	-\$440,838.81
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	-\$351,540.81

Notes

(1) Represents approximately 3 months of operating expenditures

Two Rivers East
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$35,251.00	\$0.00	\$35,251.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,020,661.00	\$0.00	\$1,020,661.00	0%	\$1,383,018.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$55,320.72
Special Assmnts- CDD Collected	\$1,847,375.00	\$613,341.00	\$1,234,034.00	\$1,847,375.00	0%	\$550,550.48
TOTAL REVENUES	\$1,847,375.00	\$1,669,253.00	\$1,234,034.00	\$2,903,287.00	57%	\$1,878,247.76
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$27,660.36
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$27,660.36
<i>Debt Service</i>						
Principal Debt Retirement	\$390,000.00	\$0.00	\$390,000.00	\$390,000.00	0%	\$410,000.00
Interest Expense	\$1,457,375.00	\$733,441.00	\$723,934.00	\$1,457,375.00	0%	\$1,447,868.76
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Debt Service	\$1,847,375.00	\$733,441.00	\$1,113,934.00	\$1,847,375.00	0%	\$1,857,868.76
TOTAL EXPENDITURES	\$1,847,375.00	\$733,441.00	\$1,113,934.00	\$1,847,375.00		\$1,885,529.12
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$935,812.00	\$120,100.00	\$1,055,912.00	0%	-\$7,281.36
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$935,812.00	\$120,100.00	\$1,055,912.00	0%	-\$7,281.36
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$1,055,912.00
FUND BALANCE, ENDING	\$0.00	\$935,812.00	\$120,100.00	\$1,055,912.00	0%	\$1,048,630.64

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2023 Bonds	\$25,905,000.00	\$25,535,000.00	\$25,145,000.00	\$24,735,000.00

Special Assessment Bonds, Series 2023 (Series 2023 Project)

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

Two Rivers East
Community Development District

Supporting Budget Schedule
FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One - Parcels E-1, E-2, F-1 & F-2										
Product	Units	General Fund			Debt Service Series 2023			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 40'	560	\$1,274.56	\$871.32	\$403.24	\$1,383.00	\$1,383.00	\$0.00	\$2,657.56	\$2,254.32	\$403.24
Single Family 50'	446	\$1,593.20	\$1,089.15	\$504.05	\$1,729.00	\$1,729.00	\$0.00	\$3,322.20	\$2,818.15	\$504.05
Single Family 60'	204	\$1,911.84	\$1,306.98	\$604.86	\$2,074.00	\$2,074.00	\$0.00	\$3,985.84	\$3,380.98	\$604.86
	1210									

ASSESSMENT INCREASE ANALYSIS

Product		Assessment Increase		
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
Single Family 40'		\$104,626.74	0.0%	\$0.00
Single Family 50'		\$104,159.66	0.0%	\$0.00
Single Family 60'		\$57,171.04	0.0%	\$0.00
Total		\$265,957.45	Collection costs included	

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2027	FY 2026	FY 2025	FY 2024
\$1,274.56	\$871.32	\$871.32	\$228.40
\$1,593.20	\$1,089.15	\$1,089.15	\$285.50
\$1,911.84	\$1,306.98	\$1,306.98	\$342.61

RESOLUTION 2026-10

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

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

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

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

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

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

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

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

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

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

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

Passed and Adopted on August 18, 2026.

Attested By:

**Two Rivers East
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-11

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

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

WHEREAS, **Two Rivers East Community Development District** (the "**District**") and **EPG-Two Rivers, LLC**, a Florida limited liability company, **EPG Two Rivers Holdings VI, LLC**, a Florida limited liability company, **EPG Two Rivers Holdings IX, LLC**, a Florida limited liability company, and **EPG Two Rivers Holdings X, LLC**, a Florida limited liability company (collectively, "**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$_____ of the FY 2026-2027 Budget as shown in the revenues line item of the FY 2026-2027 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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

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

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than October 1, 2026
 - 2. 25% due no later than February 1, 2027
 - 3. 25% due no later than April 1, 2027
 - iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
 - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Direct Bill for Certain O&M Assessments.**
 - i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.

- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 - 1. 50% due no later than October 1, 2026
 - 2. 25% due no later than February 1, 2027
 - 3. 25% due no later than April 1, 2027
 - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 18, 2026.

Attested By:

**Two Rivers East
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

**FY 2026-2027 Operations and Maintenance
Budget Funding Agreement
(Two Rivers East Community Development District)**

This FY 2026-2027 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 18, 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**”), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG-Two Rivers, LLC**, a Florida limited liability company, together with its successors and assigns, **EPG Two Rivers Holdings VI, LLC**, a Florida limited liability company, together with its successors and assigns, **EPG Two Rivers Holdings IX, LLC**, a Florida limited liability company, together with its successors and assigns, and **EPG Two Rivers Holdings X, LLC**, a Florida limited liability company, together with its successors and assigns, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2026-2027 as attached hereto as **Exhibit A** (the “**FY 2026-2027 Budget**”), which commences on October 1, 2026, and concludes on September 30, 2027;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026-2027 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2026-2027 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026-2027 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026-2027 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026-2027 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2026-2027 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with

the FY 2026-2027 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2026-2027 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2026-2027, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026-2027. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026-2027. The District and Developer agree that the FY 2026-2027 Budget shall be revised at the end of the 2026-2027 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2026 and ending on September 30, 2027. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026-2027 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026-2027 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. Right to Lien Property.

- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
- b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2026-2027 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
- c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.

6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
7. **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.
8. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. 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 the doubtful language will not be interpreted or construed against any party.
9. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026-2027 fiscal year on September 30, 2027. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
10. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **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 of the parties hereto.
12. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
13. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
14. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

Signatures on the following page.

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

EPG-Two Rivers, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.
Manager

By: _____
Nicholas Dister
Vice President

**Two Rivers East Community
Development District**

Carlos de la Ossa
Chair of the Board of Supervisors

EPG Two Rivers Holdings VI, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.
Manager

By: _____
Nicholas Dister
Vice President

EPG Two Rivers Holdings IX, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.
Manager

By: _____
Nicholas Dister
Vice President

EPG Two Rivers Holdings X, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc.
Manager

By: _____
Nicholas Dister
Vice President

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-12

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2026.

ATTEST:

**TWO RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR /VICE CHAIRMAN

EXHIBIT A

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

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

**All meetings will convene at 11:00a.m. at the Springhill Suites by
Marriott Tampa Suncoast Parkway
Located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.**

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 18TH day of AUGUST 2026.

ATTEST:

**TWO RIVERS EAST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Two Rivers East Community Development
District

Date: _____

District Manager: _____

Printed Name:

Two Rivers East Community Development
District

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT



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Our Story

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

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



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

An Introduction to Your Service Team

Account Executives

Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Stephen Scullian, CPCU, ARM Senior Vice President / Insurance Broker	(386) 239-7211	Stephen.Scullian@bbrown.com
Justin Anselmo, CRIS Senior Vice President / Insurance Broker	(386) 239-8821	Justin.Anselmo@bbrown.com
Tiffany Hill, GBDS Vice President / Client Services Leader	(386) 281-6846	Tiffany.Hill@bbrown.com
Michelle Perry Vice President / Business Development	(386) 366-6378	Michelle.Perry@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Vice President / Account Executive	(386) 239-4044	Robin.Russell@bbrown.com
Kyle Stoekel, ARM-P, CIC, CRM Public Risk Advisor	(386) 944-5805	Kyle.Stoekel@bbrown.com
Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
Ethan Reedy Insurance Broker	(386) 239-7264	Ethan.Reedy@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com

Service Representatives

Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Jessica Conway Public Risk & Claims Specialist	(386) 333-6001	Jessica.Conway@bbrown.com
Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Moretti Public Risk & Claims Specialist	(386) 800-1164	Mallory.Moretti@bbrown.com

Certificate Requests: 179.certificates@bbrown.com

Claim Reporting: 179.claims@bbrown.com

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*)
Overview

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

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

Preferred's Member Types		
Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

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

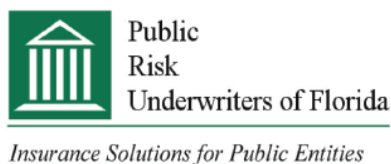
The Power of Groups and People

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

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

Underwriting and Administration

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



Underwriting Highlights

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

Administration

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

Preferred's Expert Boards Know Your Business

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

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

Preferred Claims Administration

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

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

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

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

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

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

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

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

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

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

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

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

Property – Inland Marine

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
\$4,617,814	Blanket Value Buildings and Contents
Special Property Coverages	
\$1,000,000	Flood
\$1,000,000	Earth Movement
Not Included	TRIA Terrorism
Inland Marine (Per Schedule Provided)	
\$250,000	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
Included in Blanket	Contractor's / Mobile Equipment***
Included in Blanket	Electronic Data Processing Equipment***
Included in Blanket	Emergency Portable Service Equipment***
Included in Blanket	Fine Arts***
Included in Blanket	Other Inland Marine
Not Included	Rented, Leased or Borrowed Equipment♦♦
Included in Blanket	Valuable Papers
Not Included	Watercraft, Not Including Hull Coverage**

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

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

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

\$1,000 per Occurrence – Inland Marine

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

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

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

Property – Inland Marine

Coverage:

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

Property – Inland Marine

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

Property – Inland Marine Major Exclusions

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

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

Property – Inland Marine Major Exclusions

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

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

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

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

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

Equipment Breakdown

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

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

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	\$4,617,814
Water Damage	\$1,000,000
Ammonia Contamination	\$1,000,000
Hazardous Substance Coverage	\$1,000,000
Utility Interruption (24 Hour Waiting Period)	\$2,000,000
Spoilage Damage	\$250,000
Ordinance or Law	\$1,000,000
Expediting Expenses	\$1,000,000
Data or Media	\$250,000
Fungus, Wet Rot, Dry Rot	\$15,000

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

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

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

Notes of Importance:

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

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

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

Additional Coverages Included:

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

Notes of Importance:

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

General Liability

Exclusions, include but not limited to:

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

Deadly Weapon Protection

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

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

Notes of Importance:

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

Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

Deadly Weapon Protection

Exclusions include but are not limited to:

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

Deadly Weapon Protection

Claims Made Policy:

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

Extended Reporting Periods:

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

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

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

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

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

Notes of Importance:

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

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

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

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

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

Extended Reporting Periods:

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

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

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

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

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

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

Cyber Liability

Notes of Importance:

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

Exclusions, include but not limited to:

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

Cyber Liability

Claims Made Policy:

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

Extended Reporting Periods:

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

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

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

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

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

Automobile Liability

Term:

October 1, 2026 to October 1, 2027

Company:

Preferred Governmental Insurance Trust (*Preferred*)

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

Coverage and Notes of Importance:

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

Automobile Liability

Description of Covered Auto Designation Symbols:

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

Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<i>Preferred Package</i>			
Property including Equipment Breakdown	\$30,100.00	☐	☐
Inland Marine	Included	☐	☐
Crime / Employee Dishonesty	\$500.00	☐	☐
General Liability	\$2,000.00	☐	☐
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	\$2,400.00	☐	☐
Cyber Liability	\$501.00	☐	☐
Automobile Liability	\$600.00	☐	☐
Package Payment Plan:	Annual		

***Deadly Weapon Protection Coverage:** Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, **MUST BE** reported to **AND APPROVED** by **Preferred** **PRIOR** to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

SIGN HERE

(Signature)

(Name & Title)

(Date)

Notes of Importance:

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

Retail Compensation Disclosure

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

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

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

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

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

***PREFERRED* Compensation Disclosure**

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

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

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

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

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

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

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

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

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

Notice of Carrier Financial Status

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

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

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

Named Insured:	Two Rivers East Community Development District
Line of Coverage(s):	Property/Equipment Breakdown, Inland Marine, Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability, Deadly Weapon
Policy Number(s):	PK FL1 0294979 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	7/30/2026

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

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

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

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

General Member Information	
Name: Two Rivers East Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information	Additional Member Information
Contact: Jayna Cooper	FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____
TITLE: _____
DATE: _____

SIGN HERE

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	Y	Auto Physical Damage	N
Boiler & Machinery	Y	Crime	Y
Flood	Y	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	Y
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are \$1M/\$1M/\$1M)	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Applicable



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

APPLICATION GENERAL INFORMATION

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	No
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	\$0
Fire - Estimated Payroll	\$0
All Other - Estimated Payroll	\$0

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Two Rivers East Community Development District**Agency:** Risk Management Associates, Inc.**COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES****THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE**

POL/EPLI General Questions	Response
1 - POL Limit:	\$1,000,000
2 - POL Deductible:	\$0
3 - EPLI Limit:	\$1,000,000
4 - EPLI Deductible:	\$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	\$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	\$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	5/1/2026
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization's endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed _____ Title _____ Date _____

SIGN HERE

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Auto Liability

Coverage	Response
1 - AL Limit:	\$1,000,000
2 - AL Territory:	Gulf Coast
3 - AL Deductible:	\$0
4 - Medical Payment limit:	
5 - Uninsured/Underinsured motorist limit (Maximum \$100,000):	
6 - Hired and Non-Owned Liability? (Y/N)	Y
7 - If symbol 10 for AL is required, provide definition:	
8 - How often do you inspect vehicles for safety hazards?	
9 - Are safety inspection records maintained?	
10 - Are vehicles assigned to specific drivers with back up drivers?	
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	
12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.)	
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN, LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	
15 - Driver Training Program:	
16 - MVR Criteria:	
17 - Formal Written Accident Reporting Procedure:	
18 - Employee Disciplinary Program for Driver Safety	

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Two Rivers East Community Development District**Agency:** Risk Management Associates, Inc.**COVERAGE INFORMATION- CRIME**

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	\$100,000
2 - Employee Dishonesty Deductible:	\$1,000
3 - Theft, Disappearance or Destruction Limit	\$100,000
4 - Theft, Disappearance or Destruction Deductible	\$1,000
5 - Computer Fraud Limit	\$100,000
6 - Computer Fraud Deductible	\$1,000
7 - Forgery or Alteration Limit	\$100,000
8 - Forgery or Alteration Deductible	\$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - General Liability

Coverage	Response
1 - GL Occurrence Limit	\$1,000,000
2 - GL Deductible	\$0
3 - Employee Benefits Occurrence Limit	\$1,000,000
4 - Medical Expense Limit (Max \$5,000)	\$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	No
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	No
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Two Rivers East Community Development District**Agency:** Risk Management Associates, Inc.**COVERAGE INFORMATION- General Liability**

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 - Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No



Public Entity Application
Coverage Term: 10/01/2026 to 10/01/2027
Member Name: Two Rivers East Community Development District
Agency: Risk Management Associates, Inc.

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes, explain in the comment box. (Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No



Public Entity Application

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

Member Name: Two Rivers East Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Property

Coverage	Response
1 - ISO Protection Class:	3
2 - AOP Property Deductible:	\$2,500
3 - Excess Flood Limit (primary for zones other than A & V) - Maximum Limit \$5,000,000	\$1,000,000
4 - Earth movement Limit - Maximum Limit \$5,000,000	\$1,000,000
5 - Equipment Breakdown Coverage requested (Y/N)	
6 - Do any of the buildings have unrepaired damage from a recent loss? If so, please describe the extent of the damage and location.	
7 - Date of last property valuation: (4 digit year)	
8 - If new business, have you attached a copy of your most recent appraisal?	
9 - Does the member own any structures not listed on the Property Application Schedule of Locations? If yes, provide description in the comment box.	
10 - Are these structures insured with another carrier?	

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

☒

a. I hereby reject Uninsured Motorist coverage.

☐

b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

☐

c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE

(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

☐

I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature _____
Name _____

Title _____
Date _____

SIGN HERE

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	Property TIV: \$4,617,814 Building and Contents Combined
X	Inland Marine Blanket Unscheduled IM: \$250,000 Scheduled Inland Marine: Not Included Total All Inland Marine: \$250,000
N/A	Property TRIA (Terrorism Risk Insurance Act) coverage
X	Crime
X	General Liability Ratable Payroll: Not Included
N/A	Law Enforcement Liability Officers: Not Included
X	Professional Liability Employees: Not Included
X	Automobile 0 Units - Auto Liability 0 Units - Comprehensive 0 Units - Collision
N/A	Stop Loss Aggregate: Applies to: Not Included
N/A	Excess Workers' Compensation Payroll: Not Included
N/A	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).
N/A	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signature _____ Title _____
Name _____ Date _____

SIGN HERE

Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Service is the heart of what we do

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

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

The regular meeting of the Board of Supervisors of Two Rivers East Community Development District was held on Tuesday, July 21, 2026, and called to order at 11:14 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas J. Dister	Vice Chairperson	(via phone)
Angie Grunwald	Assistant Secretary	
Ryan Motko	Assistant Secretary	
Austin Berns	Assistant Secretary	

Also present were:

Angel Montagna	VP District Services	
Brooke Chapman	Assistant District Manager	
Brian Lamb	VP Developer Services	(via phone)
Jere Earlywine	District Counsel	(via phone)
Kathryn Hopkinson	District Counsel	
Jason Liggett	Field Manager	
Paul Young	Field Manager	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

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

THIRD ORDER OF BUSINESS

Business Items

A. Appointment to Vacant Seat

The Board agreed to appoint Austin Berns to the vacant seat. *Oath of Office is on file.*

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Appointment to of Austin Berns to vacant seat, confirming Oath of Office on file, was approved. 4-0

B. Consideration of Resolution 2026-09 Designation of Officers

The following persons were elected to the offices:

- Carlos De la Ossa Chairperson
- Nicholas J. Dister Vice-Chairperson
- Brian Lamb Secretary
- Eric Davidson Treasurer
- Angie Grunwald Assistant Secretary
- Ryan Motko Assistant Secretary
- Austin Berns Assistant Secretary
- Kristee Cole Assistant Secretary
- Angel Montagna Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-09 Designation of Officers, as detailed above, was adopted. 5-0

THIRD ORDER OF BUSINESS**Business Items (CONTINUED)****D. Discussion of Down To Earth- 60-Days' Notice to Cure Deficiencies**

The Board satisfied with the oversight conducted agreed to lift the notice.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Down To Earth 60-Days' Notice to Cure Deficiencies, was lifted and approved. 5-0

C. Discussion of Inframark -60-Days' Notice to Cure Deficiencies

The Board satisfied with the oversight conducted agreed to lift the notice.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Inframark 60-Days' Notice to Cure Deficiencies, was lifted and approved. 5-0

E. Discussion of Juniper- 60-Days' Notice to Cure Deficiencies

The Board satisfied with the oversight conducted agreed to lift the notice.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Juniper 60-Days' Notice to Cure Deficiencies, was lifted and approved. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of the Regular Meeting Minutes of June 16, 2026
- B. Consideration of the Operation and Maintenance Expenditures June 2026
- C. Acceptance of the Financials and Approval of the Check Register for June 2026
- D. Ratification of the Down to Earth Landscape & Irrigation Plant Installation Proposal 150186
- E. Ratification of the Down to Earth Landscape & Irrigation Mail Kiosk Sabal Palm Removal Proposal 150425
- F. Ratification of the Down to Earth Addendum No. 8 Amenity Center Landscape Maintenance Agreement
- G. Ratification of the Juniper TRE2 Sod and Shell Installation Proposal 406461
- H. Ratification of the Inframark Proposal 396

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Hopkinson informed the Districts approval by the *US-GNIS*. The Board requested a notification *E-Blast* to residents.

B. District Manager

- i. Community Inspections Report
- ii. Sitex Aquatics Monthly Report

Mr. Young presented the Inspections and *Sitex* reports discussing/providing statues completed/pending items, copies of which were 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 Mr. Motko, with all in favor, meeting adjourned at 11:27 am. 5-0

Assistant Secretary

Carlos de la Ossa
Chairperson

TWO RIVERS EAST

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ALCHEMY POOL SERVICE LLC	6/30/2026	000826	\$6,783.00			Commercial Pool Service & Maintenance 06/29/26-08/02/26
DOWN TO EARTH	7/1/2026	179986	\$7,510.00			Roadway Rough Cutting Landscape Contract 07/26
DOWN TO EARTH	7/1/2026	179101	\$45,711.50		\$53,221.50	Roadway Rough Cutting Landscape Contract 07/26
JAYMAN ENTERPRISES LLC	7/1/2026	4645	\$350.00			Dog Station Maintenance 06/26
SITEX AQUATICS LLC	7/1/2026	11267-B	\$900.00			Aquatic Maintenance - Casa Fresca 07/26
SITEX AQUATICS LLC	7/1/2026	11267-B	\$393.00			Aquatic Maintenance - Meritage 07/26
SITEX AQUATICS LLC	7/1/2026	11267-B	\$888.00			Aquatic Maintenance - Lennar 07/26
SITEX AQUATICS LLC	7/1/2026	11267-B	\$1,727.00		\$3,908.00	Aquatic Maintenance 07/26
WEISER SECURITY SERVICES, INC	7/16/2026	1275530	\$72.00			Weekly Billing - 07/03/2026-07/09/2026 - Cyber Hours - Cyber
WEISER SECURITY SERVICES, INC	7/23/2026	1276351	\$67.50		\$139.50	Weekly Billing - 07/10/2026-07/16/2026 - Cyber Hours - Cyber
Monthly Contract Subtotal			\$64,402.00			
Variable Contract						
BRITTNEY CARPIO	5/27/2026	BC070726-KEY	\$350.00			Key Fob Event 05/27/2026
BUSINESS OBSERVER, INC.	7/24/2026	26-01747P	\$67.81			Legal Advertising #26-01747P - Notice of Public Hearing
DOWN TO EARTH	6/30/2026	179985	\$2,253.00			Roadway Rough Cutting Landscape Contract 06/26
DOWN TO EARTH	6/29/2026	179888	\$1,104.95		\$3,357.95	Sabal Palm Replacement 06/26
JAYMAN ENTERPRISES LLC	7/1/2026	4646	\$550.00			Cleaning Services - Grand Opening 06/26
OMNIVUE TECHNOLOGIES LLC	7/23/2026	1120	\$150.00			Service Call - Clubhouse Back Door Offline 07/26
PASCO COUNTY UTILITIES	7/21/2026	24848405	\$311.08			Lodge Grass Boulevard Reclaim 1.5 #1 06/04/26-07/06/26
STRALEY ROBIN VERICKER	7/14/2026	28682	\$3,432.50			Legal Counsel 06/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2406108	\$52.57			2098 Lawson Way, Irrigation 06/08/26-07/09/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401949	\$40.16		\$92.73	1465 Cattawood Pass, Landscape Lights 06/08/26-07/09/26
Variable Contract Subtotal			\$8,312.07			
Utilities						

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CHARTER COMMUNICATIONS	6/30/2026	2007367063026	\$130.03			1745 Lodge Grass Boulevard Internet/Voice 06/30/26-07/29/26
PASCO COUNTY UTILITIES	7/21/2026	24850332	\$37.37			2468 Stillview Pass-Reclaim 1 Inch 05/29/26-07/17/26
PASCO COUNTY UTILITIES	7/21/2026	24850333	\$16.16			36757 Thornhedge Drive-Reclaim 1 Inch 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850794	\$386.83			34579 Rangewood Drive 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850792	\$27.27			34658 Verdure Lane 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849420	\$2,716.11			1745 Lodge Grass Boulevard Amenity Center 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849026	\$81.81			1001 Broward Drive Reclaim Service #1 of 3 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849025	\$197.96			36444 Steeple Springs Lane Reclaim 1-1/2 Inch 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850031	\$349.46			37435 Sagemoor Drive 2Inch Reclaim Meter B 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849029	\$51.51			Broward & Brierview Reclaim 2 Inch #1 of 2 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849028	\$514.09			Lodge Grass & Flora Ridge Reclaim 2 Inch #2 of 2 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848406	\$10.10			1972 Lodge Grass Boulevard Reclaim 1.5 #2 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848292	\$62.62			1926 Coolridge Place Reclaim Meter 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848293	\$12.12			36709 Coolridge Place Reclaim Meter #3 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849027	\$168.67			1178 Broward Drive Reclaim 3 of 3 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850755	\$12.12			1477 Cattawood Pass 1.5 Inch Reclaim Common 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848404	\$455.51			2420 Lodge Grass Boulevard Reclaim 2 Inch 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848294	\$3.78			1502 Brekey Way 1 Inch Reclaim Meter 4 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850032	\$15.15		\$5,118.64	2176 Stillview Pass Reclaim Meter D 06/04/26-07/06/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2405012	\$44.10			1403 Brekey Way Mail Kiosk 06/08/26-07/09/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401983	\$714.08			1745 Lodge Grass Blvd., Perm Svc/Clubhouse 06/08/26-07/09/26

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	7/14/2026	071426-2347242	\$1,570.97			Public Lighting E1 07/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2347249	\$2,070.49			Public Lighting F1 07/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2383273	\$40.73			35157 Hillridge Trail Landscape Lighting & Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2402097	\$57.91			36450 Arrowview Lane 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2346579	\$2,476.95			Public Lighting 07/14/2026
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2347245	\$1,738.09			Public Lighting E2 07/14/2026
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2347251	\$1,836.52			Public Lighting F2 07/14/2026
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2383295	\$42.44			2419 Bender Drive, Landscape Lights & Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401952	\$40.85			1003 Broward Drive, Irrigation Area 4 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401996	\$40.16			2394 Lodge Grass Blvd., Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2406109	\$49.13			37435 Sagemoor Drive, Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2383279	\$47.33			2293 Stratten Drive, Landscape Lights & Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2383281	\$53.13			36538 Flora Ridge Way, Landscape Lights & Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401981	\$44.14			1821 Lodge Grass Blvd., Picnic Pavillion 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2383285	\$53.01			36427 Steeple Springs Lane, Landscape Lights & Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2383287	\$54.60			2469 Bender Drive, Landscape Lights & Irrigation 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401944	\$40.50			36454 Verdure Lane, Irrigation Meter 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401982	\$472.84			1753 Lodge Grass Blvd., Pool Yard 06/08/26-07/09/26
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401946	\$40.96			1182 Broward Drive, Irrigation Area 2 06/08/26-07/09/26

TWO RIVERS EAST Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401954	\$40.16			1043 Brierview Lane 06/22/26-07/14/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-2401979	\$163.58			1729 Lodge Grass Blvd., Pool House 06/08/26-07/09/26
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	7/14/2026	071426-246112	\$44.70		\$11,777.37	37144 Sagemoor Drive, Irrigation 06/08/26-07/09/26
Utilities Subtotal			\$17,026.04			
Regular Services						
ANGIE GRUNWALD	7/21/2026	AG-072126	\$200.00			BOARD 07/21/2026
AUSTIN BERNIS	7/21/2026	AB-072126	\$200.00			BOARD 07/21/2026
BUSINESS OBSERVER, INC.	7/17/2026	26-01675P	\$249.38			Legal Advertising #26-01675P - Notice of Public Hearing
CARLOS DE LA OSSA	7/21/2026	CO-072126	\$200.00			BOARD 07/21/2026
NICHOLAS J. DISTER	7/21/2026	ND-072126	\$200.00			BOARD 07/21/2026
RYAN MOTKO	7/21/2026	RM-072126	\$200.00			BOARD 07/21/2026
U.S. BANK	6/25/2026	8227947	\$1,418.71			Trustee Fees S2023 06/01/2026-05/31/2027
U.S. BANK	6/25/2026	8227947	\$2,837.42	\$4,256.13	\$4,256.13	Trustee Fees S2023 06/01/2026-05/31/2027
WEISER SECURITY SERVICES, INC	7/2/2026	1273246	\$67.50			Weekly Billing 06/19/2026-06/25/2026 - Cyber Hours - Cyber
WEISER SECURITY SERVICES, INC	7/9/2026	1274683	\$67.50		\$135.00	Weekly Billing 06/26/2026-07/02/2026 - Cyber Hours - Cyber
Regular Services Subtotal			\$5,640.51			
Additional Services						
COASTAL OUTDOOR SERVICES, LLC.	7/28/2026	3766	\$1,900.00			Watering Trucks 07/14/26-07/16/26
OMNIVUE TECHNOLOGIES LLC	6/29/2026	1119	\$595.00			Access Cards 06/26
OMNIVUE TECHNOLOGIES LLC	6/29/2026	1119	\$500.00	\$1,095.00	\$1,095.00	Programming of Access Cards 06/26
SITEX AQUATICS LLC	7/1/2026	11267-B	\$65.43			Temporary Fuel Surcharge 07/26
Additional Services Subtotal			\$3,060.43			
TOTAL			\$98,441.05			



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

Invoice #000826

Issue date
Jun 30, 2026

Invoice #000826

Customer	Invoice Details	Payment
Two Rivers East The Nest CDD A3 InframarkCMS@payableslockbox.com (813) 873-7300 2005 Pan Am Circle Ste 300 Tampa , Florida 33607	PDF created June 30, 2026 \$6,783.00	Due June 30, 2026 \$6,783.00

Items	Quantity	Price	Amount
Commercial Pool Cleaning Service and Maintenance <i>Pool Service for - (06/29/2026 - 08/02/2026) - \$5938.00</i> <i>Two Rivers East The Nest</i> <i>1745 Lodge Grass Blvd</i> <i>Zephyrhills, FL 335413</i> <i>Safety Locked Valve - \$45</i> <i>16hrs to Drain and refill pool, for tiles to be replaced on the</i> <i>sun decks, additional chemical cost to rebalance the pool back</i> <i>to swim ready, on - (06/13/2026 - 06/17/2026) - \$800</i>	1	\$6,783.00	\$6,783.00

Subtotal	\$6,783.00
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Total Due	\$6,783.00
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Pay online
To pay your invoice go to <https://squareup.com/u/CVRHVVpr>
Or open the camera on your mobile device and place the QR code in the camera's view.

Down to Earth Landscape & Irrigation

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



Invoice: #179986

July 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 # 150470

Invoice Date

7/1/2026

Date Due

8/15/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150470 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$7,510.00
Amenity Center (1745 Lodge Grass) - Start 6/22/26				\$7,510.00

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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

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

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

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

Subtotal \$7,510.00

Sales Tax \$0.00

Total \$7,510.00

Credits/Payments (\$0.00)

Balance Due \$7,510.00



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

Why Sign Before the Storm?

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

SECTION 1 — PARTIES & PROPERTY INFORMATION

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

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

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

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

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

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

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

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

SECTION 3 — STORM PRICING

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

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

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

SECTION 4 — AUTHORIZATION & SIGNATURES

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

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

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

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

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

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

Down to Earth Landscape & Irrigation

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



Invoice: #179101

July 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 # 150470

Invoice Date

7/1/2026

Date Due

8/15/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150470 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$45,711.50
LCR003: General Maintenance				\$1,745.34
LCR003: Additional Areas - Start 4/28/25				\$442.02
LCR003: F2 Casa Fresca Commons - Start 5/19/25				\$3,718.60
LCR003: Additional Areas - Start 7/1/25				\$7,255.72
LCR003: Additional Areas - Start 8/11/25				\$5,879.77
LCR003: Entrances and Meritage Additions - Start 10/1/25				\$4,380.06
LCR003: Additional Services - Start 10/1/25				\$5,970.90
LCR003: F2 Ph1 Casa Fresca - Start 12/1/25				\$1,697.81
Additional Services - Start 2/18/26				\$7,484.60
West Side of Lodge, Grass Blvd - Start 5/1/26				\$7,136.68

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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

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

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

Subtotal \$45,711.50

Sales Tax \$0.00

Total \$45,711.50

Credits/Payments (\$0.00)

Balance Due \$45,711.50

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



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

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Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

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

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

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

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

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

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

SECTION 3 — STORM PRICING

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

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

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

SECTION 4 — AUTHORIZATION & SIGNATURES

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

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

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

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

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

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/1/2026	4645

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	June 2026 Monthly dog stations maintenance	350.00	350.00
All work is complete!		Total	\$350.00

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, FI 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11267-b	07/01/2026	\$3,973.43	07/31/2026	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Casa Fresca Monthly Lake Maintenance 9 - Waterways	1	900.00	900.00
	Aquatic Maintenance	Meritage Monthly Lake Maintenance: 4- Waterways	1	393.00	393.00
	Aquatic Maintenance	Lennar Monthly Lake Maintenance: 14- Waterways	1	888.00	888.00
	Aquatic Maintenance	Monthly Lake Maintenance 21 - Waterways	1	1,727.00	1,727.00
	Additional Services	Temporary Fuel Surcharge	1	65.43	65.43

SUBTOTAL	3,973.43
TAX	0.00
TOTAL	3,973.43
BALANCE DUE	\$3,973.43



Subject: Notice of Temporary Fuel Surcharge

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

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

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

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

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com



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

INVOICE NO.	1275530
DATE	07/16/26

CUSTOMER

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

SERVICE LOCATION

Two Rivers East CDD - Cyber
1745 Lodge Grass Blvd
Zephyrhills, FL 33541

TERMS: Net 15 Days	CUSTOMER NO. 4171803		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 7/3/2026 - 7/9/2026				
Cyber Hours - Cyber	32.00	Hours	2.25	72.00
Total Hours	32.00			0.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	72.00
			Sales Tax	
			TOTAL	\$72.00

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

PLEASE SEND REMITTANCE TO

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

Customer No.	4171803
Job No.	1080245
Invoice No.	1275530
Invoice Date	07/16/26
Amount Due	\$72.00
Amount Remitted	



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

INVOICE NO.	1276351
DATE	07/23/26

CUSTOMER

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

SERVICE LOCATION

Two Rivers East CDD - Cyber
1745 Lodge Grass Blvd
Zephyrhills, FL 33541

TERMS: Net 15 Days	CUSTOMER NO. 4171803		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 7/10/2026 - 7/16/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

PLEASE SEND REMITTANCE TO

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

Customer No.	4171803
Job No.	1080245
Invoice No.	1276351
Invoice Date	07/23/26
Amount Due	\$67.50
Amount Remitted	

CHECK REQUEST FORM

District Name: Two Rivers East

Date: 5/27/26

Invoice Number: 5/27/2026 Payment

Please issue a check to:

Vendor Name: Brittney Carpio

Vendor No.:

Check amount: \$350.00

Please code to:
.

Check Description/Reason: Key Fob Event

Mailing instructions: Mail to:
Brittney Carpio
11536 Storywood Drive
Riverview, FL 33573

Due Date for Check: 7/10/2026

Requestor: Rollamay Turkoane

Manager's review: Rollamay Turkoane

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01747P

Date 07/24/2026

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

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

Description

Amount

Serial # 26-01747P

\$67.81

**Notice of Public Hearing and Board of Supervisors Meeting of
the Two Rivers East Community Development District**

RE: Public Hearing and Meeting on August 18, 2026 at 11:00 a.m.

Published: 7/24/2026

Important Message

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

Paid

()

Total

\$67.81

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers East Community Development District

The Board of Supervisors (the "Board") of the Two Rivers East Community Development District (the "District") will hold a public hearing and regular meeting Tuesday, August 18, 2026, at 11:00 a.m., at the Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, Florida 34648.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A regular meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.tworiverseastcdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.

The public hearing and regular meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Angel Montagna
District Manager
July 24, 2026

26-01747P

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

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Down to Earth Landscape & Irrigation

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



Invoice: #179985

June 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 # 150470

Invoice Date

6/30/2026

Date Due

8/14/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150470 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$2,253.00
Amenity Center (1745 Lodge Grass) - Start 6/22/26				\$2,253.00

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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

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

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

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

Subtotal \$2,253.00

Sales Tax \$0.00

Total \$2,253.00

Credits/Payments (\$0.00)

Balance Due \$2,253.00

Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #179888
June 2026

Customer

Two Rivers East
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Tampa, FL 33604

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Meritage mail kiosk Sabal palm removal Estimate # 150425	6/29/2026	7/14/2026	Net 15	

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#150425 - Meritage mail kiosk Sabal palm removal				\$1,104.95



per mine and Arturo conversation it was requested to be replace

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

LCE025: Tree/Plant Installation				\$1,104.95
Site Prep, Removal, & Disposal (E) (Labor)				\$260.00
Palm Sabal "Booted" Installed (E) (Kit)	16' CT	1.00	\$844.95	\$844.95

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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

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

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

Subtotal	\$1,104.95
Sales Tax	\$0.00
Total	\$1,104.95
Credits/Payments	(\$0.00)
Balance Due	\$1,104.95

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

**Down to Earth Landscape & Irrigation**

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

Estimate: #150425**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

Meritage mail kiosk Sabal palm
removal

Estimated Job Start Date

June 22, 2026

Proposed By

Dave Towsley

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$260.00
Palm Sabal "Booted" Installed (E)	16' CT	1	\$844.95	\$844.95
Subtotal				\$1,104.95
Estimated Tax				\$0.00
Job Total				\$1,104.95

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



per mine and Arturo conversation it was requested to be replace

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

Proposed By:

Dave Towsley
Down to Earth

06/15/2026
Date

Agreed & Accepted By:

Signed by: Rollamay Turkoane 6/15/2026
1F3BE9E795D0415...
Inframark Date

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
7/1/2026	4646

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	June 2026 Prorated cleaning for the month including a cleaning after the grand opening.	550.00	550.00
All work is complete!		Total	\$550.00

INVOICE

Omnivue Technologies LLC
1968 Indian Trails Ct
Lakeland, FL 33813-3325

eddie@omnivuetech.com
+1 (863) 670-7528
www.omnivuetech.com



Omnivue Technologies

Bill to
Rollamay Turkoane
Two Rivers East CDD
2005 Pan Am Circle
Ste 300
Tampa, Florida 33607
United States

Ship to
Rollamay Turkoane
Two Rivers East CDD
2005 Pan Am Circle
Ste 300
Tampa, Florida 33607
United States

Invoice details

Invoice no.: 1120
Terms: Net 15
Invoice date: 07/23/2026
Due date: 08/07/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	7/23/26, troubleshoot clubhouse back door. Reader and terminal were offline. Sam Faraj Texted me (from Opulent Structures) and asked me to take a look. Reader and door are now back online and functioning.	1	\$150.00	\$150.00

Total \$150.00

Ways to pay



Note to customer
Please hold all checks at office.

View and pay



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



4251 1 1
14-92800

TWO RIVERS EAST CDD

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

Bill Number: 24848405

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	6/4/2026	3605	7/6/2026	3913	32	308

Usage History

Reclaimed

July 2026	308
June 2026	411
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	415.11
Payment 07/02/26	-415.11 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	308 Thousand Gals X \$1.01
311.08	
Total Current Transactions	311.08
TOTAL BALANCE DUE	\$311.08

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



Account #	1247980
Customer #	01554184
Balance Forward	0.00
Current Transactions	311.08

Total Balance Due	\$311.08
Due Date	8/7/2026

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

121 015541846124798092484840550000311085

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2406108** Cycle 08
Meter Number 366548356
Customer Number 20179890
Customer Name TWO RIVERS EAST CDD

Bill Date **07/14/2026**
Amount Due **52.57**
Current Charges Due **08/06/2026**

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	2
Jun 2026	41	2
May 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

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	540	07/09	615				75

Previous Balance 55.18
Payment 55.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 75 KWH @ 0.06090 4.57
Fuel Adjustment 75 KWH @ 0.05000 3.75
FL Gross Receipts Tax 1.22
State Tax 3.38
Pasco County Tax 0.49

Total Current Charges 52.57
Total Due Please Pay 52.57

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/14/2026

Use above space for address change ONLY.

District: OP08



2406108 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	08/06/2026
TOTAL CHARGES DUE	52.57
Total Charges Due After Due Date	57.57

000240610800000525700000575700

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **40.16**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	31	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

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08		07/09					0

Previous Balance **45.16**
Payment **45.16CR**
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

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

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	08/06/2026
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	45.16

000240194900000401600000451600

June 30, 2026
Invoice Number: 2007367063026
Account Number: 8337 13 001 2007367
Security Code: 3878
Service At: 1745 LODGE GRASS BLVD
ZEPHYRHILLS FL 33541

Contact Us

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

Summary *Service from 06/30/26 through 07/29/26
details on following pages*

Previous Balance	14.51
Payments Received -Thank You!	-14.51
Remaining Balance	\$0.00
Spectrum Business™ Internet	90.00
Spectrum Business™ Voice	20.00
Other Charges	15.00
One-Time Charges	0.00
Taxes, Fees and Charges	5.03
Current Charges	\$130.03
Total Due by 07/17/26	\$130.03

NEWS AND INFORMATION**IMPORTANT BILLING UPDATE: ENJOY A FREE MONTH OF SERVICE**

Good News! Spectrum is providing you with a credit for a free month of service as part of your promotional offer. This credit was applied to your previous monthly statement or appears on your current statement.

Thank you for choosing Spectrum Business. We look forward to serving your needs and helping your business thrive.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 30 07012026 NNNNNYNN 01 000707 0003

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



June 30, 2026

TWO RIVERS EAST CDD

Invoice Number: 2007367063026
Account Number: 8337 13 001 2007367
Service At: 1745 LODGE GRASS BLVD
ZEPHYRHILLS FL 33541

Total Due by 07/17/26	\$130.03
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2007367063026
 Account Number: 8337 13 001 2007367
 Security Code: 3878

**Contact Us**

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8633 2390 DY RP 30 07012026 NNNNNYNN 01 000707 0003

Charge Details

Previous Balance	14.51
Check Payment-thank You 06/16	-14.51
Remaining Balance	\$0.00

Payments received after 06/30/26 will appear on your next bill.

Service from 06/30/26 through 07/29/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00

Your promotional price will expire on 04/29/2027

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

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

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 03/29/2027

\$20.00

Phone number (813) 355-3094

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$15.00

One-Time Charges

B Ultra Change Of Service 06/02	99.00
Promotional Discount 06/02	-99.00
One-Time Charges Total	\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.37
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.14
Taxes, Fees and Charges Total	\$5.03

Current Charges **\$130.03**

Total Due by 07/17/26 **\$130.03**

Billing Information

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

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

Continued on the next page...

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TWO RIVERS PARCEL F2 PHASE 2

TWO RIVERS EAST

Service Address: **2468 STILLVIEW PASS -RECLAIM 1 INCH**

Bill Number: 24850332

Billing Date: 7/21/2026

Billing Period: 5/29/2026 to 7/17/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1309985	01555632
Please use the 15-digit number below when making a payment through your bank	
130998501555632	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606789	5/29/2026	0	7/17/2026	37	49	37

Usage History
Water
July 2026 37

Transactions		
Payment 06/05/25	-725.00	CR
Balance Forward	-725.00	CR
Current Transactions		
Reclaimed		
Meter Set Fee	725.00	
Reclaimed	37 Thousand Gals X \$1.01	37.37
Total Current Transactions	762.37	
TOTAL BALANCE DUE	\$37.37	

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Report is available online at bit.ly/PascoRegional2025. To request a
paper copy, please call (813) 929-2733.



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TWO RIVERS PARCEL F2 PHASE 2
2468 STILLVIEW PASS -RECLAIM 1 INCH
ZEPHYRHILLS FL 33541

Account # 1309985
Customer # 01555632
Balance Forward -725.00 CR
Current Transactions 762.37

Total Balance Due	\$37.37
Due Date	8/7/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS PARCEL F2 PHASE 2

TWO RIVERS EAST

Service Address: **36757 THORNHEDGE DR- RECLAIM 1 INCH**

Bill Number: 24850333

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1309980	01555632
Please use the 15-digit number below when making a payment through your bank	
130998001555632	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606787	6/4/2026	0	7/6/2026	16	32	16

Usage History

Water

July 2026	16
June 2026	0

Transactions

Current Transactions

Reclaimed

Reclaimed

16 Thousand Gals X \$1.01

16.16

Total Current Transactions

16.16

TOTAL BALANCE DUE

\$16.16

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TWO RIVERS PARCEL F2 PHASE 2
36757 THORNHEDGE DR- RECLAIM 1 INCH
ZEPHYRHILLS FL 33541

Account # 1309980

Customer # 01555632

Balance Forward 0.00

Current Transactions 16.16

Total Balance Due \$16.16

Due Date 8/7/2026

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: **34579 RANGEWOOD DR**

Bill Number: 24850794

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579086	6/4/2026	1378	7/6/2026	1761	32	383

Usage History

Reclaimed

July 2026	383
June 2026	166
May 2026	569
April 2026	496
March 2026	147
February 2026	0
January 2026	0

Transactions

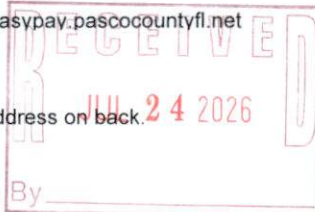
Previous Bill	167.66
Payment 07/02/26	-167.66 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	383 Thousand Gals X \$1.01 386.83
Total Current Transactions	386.83
TOTAL BALANCE DUE	\$386.83

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Account # 1323230
Customer # 01554184
Balance Forward 0.00
Current Transactions 386.83

Total Balance Due \$386.83
Due Date 8/7/2026

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

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128 015541846132323022485079490000386834



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TWO RIVERS EAST CDD

Service Address: **34658 VERDURE LANE**

Bill Number: 24850792

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579048	6/4/2026	2525	7/6/2026	2552	32	27

Usage History

Reclaimed

July 2026	27
June 2026	233
May 2026	229
April 2026	204
March 2026	514
February 2026	377
January 2026	968
December 2025	0

Transactions

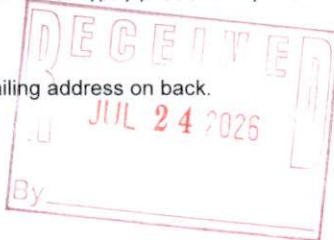
Previous Bill	235.33
Payment 07/02/26	-235.33 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	27 Thousand Gals X \$1.01
	27.27
Total Current Transactions	27.27
TOTAL BALANCE DUE	\$27.27

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Account # 1323220

Customer # 01554184

Balance Forward 0.00

Current Transactions 27.27

Total Balance Due \$27.27

Due Date 8/7/2026

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
CARE OF INFRFAMARK
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TWO RIVERS EAST CDD

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

Bill Number: 24849420

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220823069	6/4/2026	591	7/6/2026	597	32	6
Irrig Potable	232051614	6/4/2026	666	7/6/2026	929	32	263
		6/4/2026	619	7/6/2026	1089	32	470

Usage History

	Water	Reclaimed	
July 2026	6	470	263
June 2026	30	297	248
May 2026	141	314	221
April 2026	10	7	177
March 2026	5	1	6
February 2026	65	0	0

Transactions

Previous Bill	2,626.10
Payment 07/02/26	-2,626.10 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	6.0 Thousand Gals X \$2.18 13.08
Sewer	
Sewer Base Charge	163.47
Sewer Charges	6.0 Thousand Gals X \$7.20 43.20
Reclaimed	
Reclaimed	470 Thousand Gals X \$1.01 474.70
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	143.0 Thousand Gals X \$9.36 1,338.48
Total Current Transactions	2,716.11
TOTAL BALANCE DUE	\$2,716.11

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Account # 1285610
Customer # 01554184
Balance Forward 0.00
Current Transactions 2,716.11

Total Balance Due \$2,716.11
Due Date 8/7/2026

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

By _____ Round-Up Donations to Charity _____
Amount Enclosed _____

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

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TWO RIVERS EAST CDD

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

Bill Number: 24849026

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609338	6/4/2026	219	7/6/2026	300	32	81

Usage History

Reclaimed

July 2026	81
June 2026	57
May 2026	30
April 2026	24
March 2026	93

Transactions

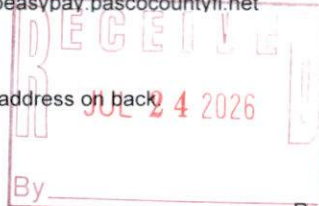
Previous Bill	57.57
Payment 07/02/26	-57.57 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	81 Thousand Gals X \$1.01 81.81
Total Current Transactions	81.81
TOTAL BALANCE DUE	\$81.81

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Account # 1269675
Customer # 01554184
Balance Forward 0.00
Current Transactions 81.81

Total Balance Due \$81.81
Due Date 8/7/2026

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

Round-Up Donations to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

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

Bill Number: 24849025

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607011	6/4/2026	908	7/6/2026	1104	32	196

Usage History

Reclaimed

July 2026	196
June 2026	136
May 2026	123
April 2026	131
March 2026	98
February 2026	188
January 2026	0

Transactions

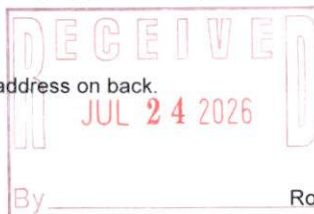
Previous Bill	137.36
Payment 07/02/26	-137.36 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	196 Thousand Gals X \$1.01 197.96
Total Current Transactions	197.96
TOTAL BALANCE DUE	\$197.96

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By _____

Round-Up Donations to Charity

Account # 1269565
Customer # 01554184
Balance Forward 0.00
Current Transactions 197.96

Total Balance Due \$197.96
Due Date 8/7/2026

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

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

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

Bill Number: 24850031

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	6/4/2026	3917	7/6/2026	4263	32	346

Usage History

Reclaimed

July 2026	346
June 2026	265
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	267.65
Payment 07/02/26	-267.65 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	346 Thousand Gals X \$1.01 349.46
Total Current Transactions	349.46
TOTAL BALANCE DUE	\$349.46

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Account # 1301450
Customer # 01554184
Balance Forward 0.00
Current Transactions 349.46

Total Balance Due	\$349.46
Due Date	8/7/2026

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD

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

Bill Number: 24849029

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579125	6/4/2026	270	7/6/2026	321	32	51

Usage History

Reclaimed

July 2026	51
June 2026	58
May 2026	53
April 2026	58
March 2026	98
February 2026	3
December 2025	0
December 2025	0

Transactions

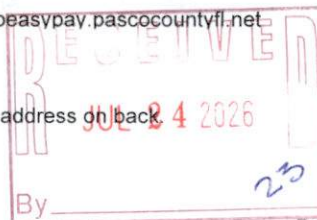
Previous Bill	58.58
Payment 07/02/26	-58.58 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	51 Thousand Gals X \$1.01 51.51
Total Current Transactions	51.51
TOTAL BALANCE DUE	\$51.51

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Account # 1269690

Customer # 01554184

Balance Forward 0.00

Current Transactions 51.51

Total Balance Due \$51.51
Due Date 8/7/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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134 015541846126969012484902900000051512



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TWO RIVERS EAST CDD

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

Bill Number: 24849028

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579111	6/4/2026	1723	7/6/2026	2232	32	509

Usage History

Reclaimed

July 2026	509
June 2026	247
May 2026	409
April 2026	253
March 2026	256
February 2026	191
January 2026	323
December 2025	44

Transactions

Previous Bill	249.47
Payment 07/02/26	-249.47 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	509 Thousand Gals X \$1.01 514.09
Total Current Transactions	514.09
TOTAL BALANCE DUE	\$514.09

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Account # 1269695
Customer # 01554184
Balance Forward 0.00
Current Transactions 514.09

Total Balance Due \$514.09
Due Date 8/7/2026

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

Bill Number: 24848406

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607010	6/4/2026	2078	7/6/2026	2088	32	10

Usage History

Reclaimed

July 2026	10
June 2026	1051
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

Transactions

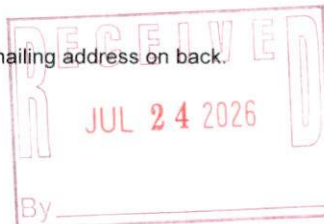
Previous Bill	1,061.51
Payment 07/02/26	-1,061.51 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	10 Thousand Gals X \$1.01 10.10
Total Current Transactions	10.10
TOTAL BALANCE DUE	\$10.10

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Account # 1247985
Customer # 01554184

Balance Forward 0.00
Current Transactions 10.10

Total Balance Due \$10.10
Due Date 8/7/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

Service Address: **1926 COOLRIDGE PLACE RECLAIM METER**

Bill Number: 24848292

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609336	6/4/2026	576	7/6/2026	638	32	62

Usage History

Reclaimed

July 2026	62
June 2026	65
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

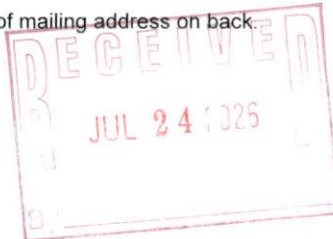
Previous Bill	65.65
Payment 07/02/26	-65.65 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	62 Thousand Gals X \$1.01 62.62
Total Current Transactions	62.62
TOTAL BALANCE DUE	\$62.62

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Account # 1246145
Customer # 01554184
Balance Forward 0.00
Current Transactions 62.62

Total Balance Due \$62.62
Due Date 8/7/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

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

Bill Number: 24848293

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	6/4/2026	375	7/6/2026	387	32	12

Usage History

Reclaimed

July 2026	12
June 2026	7
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

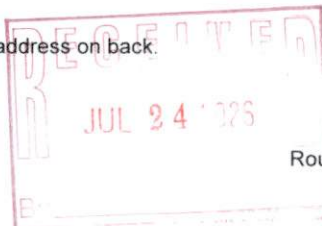
Previous Bill	7.07
Payment 07/02/26	-7.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01 12.12
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$12.12

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Account # 1246155
Customer # 01554184
Balance Forward 0.00
Current Transactions 12.12

Total Balance Due \$12.12
Due Date 8/7/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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138 015541846124615582484829300000012120



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TWO RIVERS EAST CDD

Service Address: **1178 BROWARD DR RECLAIM #3 OF 3**
Bill Number: 24849027
Billing Date: 7/21/2026
Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609337	6/4/2026	537	7/6/2026	704	32	167

Usage History

Reclaimed

July 2026 167
June 2026 81
May 2026 89
April 2026 193
March 2026 121
February 2026 53
December 2025 0
December 2025 0

Transactions

Previous Bill 81.81
Payment 07/02/26 -81.81 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 167 Thousand Gals X \$1.01 168.67
Total Current Transactions 168.67
TOTAL BALANCE DUE \$168.67

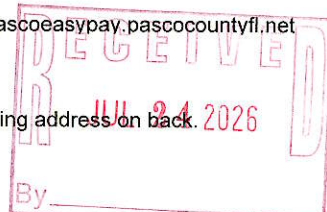
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Account # 1269685
Customer # 01554184
Balance Forward 0.00
Current Transactions 168.67

Total Balance Due \$168.67
Due Date 8/7/2026

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

Round-Up Donations to Charity
Amount Enclosed

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TWO RIVERS EAST CDD

Service Address: 1477 CATTAWOOD PASS 1.5 INCH RECLAIM COMMON

Bill Number: 24850755

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607002	6/4/2026	200	7/6/2026	212	32	12

Usage History
Reclaimed

July 2026	12
June 2026	65
May 2026	15
April 2026	31
March 2026	39
February 2026	50
January 2026	0

Transactions

Previous Bill	65.65
Payment 07/02/26	-65.65 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$12.12

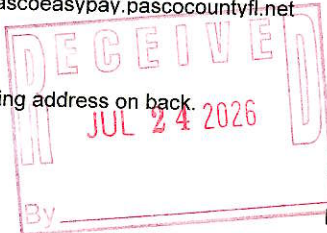
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Account #	1321640
Customer #	01554184
Balance Forward	0.00
Current Transactions	12.12
Total Balance Due	\$12.12
Due Date	8/7/2026

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

Bill Number: 24848404

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	6/4/2026	7290	7/6/2026	7741	32	451

Usage History Reclaimed

July 2026	451
June 2026	911
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

Transactions

Previous Bill	920.11
Payment 07/02/26	-920.11 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	451 Thousand Gals X \$1.01 455.51
Total Current Transactions	455.51
TOTAL BALANCE DUE	\$455.51

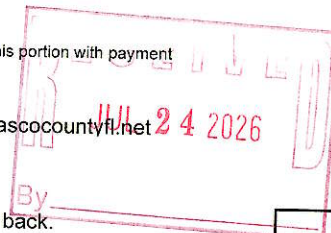
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Account # 1247975
Customer # 01554184
Balance Forward 0.00
Current Transactions 455.51

Total Balance Due	\$455.51
Due Date	8/7/2026

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: **1502 BREKEY WAY 1 INCH RECLAIM METER #4**

Bill Number: 24848294

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1246255	01554184
Please use the 15-digit number below when making a payment through your bank	
124625501554184	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606775	6/4/2026	31	7/6/2026	43	32	12

Usage History

Reclaimed

July 2026	12
June 2026	13
May 2026	5
April 2026	4
March 2026	5
February 2026	4
December 2025	6
November 2025	6
November 2025	4
October 2025	6
September 2025	5
August 2025	1

Transactions

Previous Bill	-8.34 CR
Balance Forward	-8.34 CR
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01 12.12
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$3.78

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Account # 1246255
Customer # 01554184

Balance Forward -8.34 CR
Current Transactions 12.12

Total Balance Due \$3.78
Due Date 8/7/2026

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD

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

Bill Number: 24850032

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	6/4/2026	2068	7/6/2026	2083	32	15

Usage History

Reclaimed

July 2026	15
June 2026	17
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

Transactions

Previous Bill	17.17
Payment 07/02/26	-17.17 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
Total Current Transactions	15.15
TOTAL BALANCE DUE	\$15.15

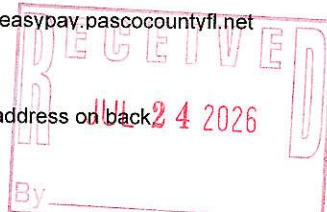
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Account # 1301525
Customer # 01554184

Balance Forward 0.00
Current Transactions 15.15

Total Balance Due \$15.15
Due Date 8/7/2026

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

143 015541846130152552485003240000015156

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2405012** Cycle **08**
Meter Number **337285638**
Customer Number **20179890**
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **44.10**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **1403 BREKEY WAY**
Service Description **MAIL KIOSK**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	48	0
May 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.



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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	51	07/09	57				6

Previous Balance **44.67**
Payment **44.67CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6 KWH @ 0.06090 **0.37**
Fuel Adjustment 6 KWH @ 0.05000 **0.30**
FL Gross Receipts Tax **1.02**
State Tax **2.84**
Pasco County Tax **0.41**

Total Current Charges **44.10**
Total Due **44.10** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

District: **OP08**

Use above space for address change ONLY.



2405012 **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	08/06/2026
TOTAL CHARGES DUE	44.10
Total Charges Due After Due Date	49.10

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **714.08**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2026	31	191
Jun 2026	31	187
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.



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ELECTRIC SERVICE								
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	KWh Used	
06/08	07/09		10060		14.76	15	5925	

Previous Balance **688.18**
Payment **688.18CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,925 KWH @ 0.06090 **360.83**
Fuel Adjustment 5,925 KWH @ 0.05000 **296.25**
FL Gross Receipts Tax **17.84**

Total Current Charges **714.08**
Total Due **714.08** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

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	08/06/2026
TOTAL CHARGES DUE	714.08
Total Charges Due After Due Date	724.79

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**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **07/14/2026**
Amount Due **1,570.97**
Current Charges Due **08/06/2026**

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
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on the due date shown
on this bill.



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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **1,590.81**
Payment **1,590.81CR**
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 @ 0.05000	58.75
Poles (QTY 47)	493.50
FL Gross Receipts Tax	2.58

Total Current Charges **1,570.97**
Total Due **1,570.97** Please Pay

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

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

Use above space for address change ONLY.

District: OP08



2347242 **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	08/06/2026
TOTAL CHARGES DUE	1,570.97
Total Charges Due After Due Date	1,594.53

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2347249** Cycle **08**
Meter Number
Customer Number 20179890
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **2,070.49**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING F1
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
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less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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Previous Balance 0.00
Payment 81,120.00CR
Balance Forward 81,120.00CR

Connect Perm	65.00
Light Energy Charge	16.80
Light Support Charge	36.60
Light Maintenance Charge	556.80
Light Fixture Charge	687.00
Light Fuel Adj 1,500 KWH @ 0.05000	75.00
Poles(QTY 60)	630.00
FL Gross Receipts Tax	3.29
Deposit Applied	81,120.00

Total Current Charges 83,190.49
Total Due Please Pay 2,070.49

Lights/Poles	Type/Qty	Type/Qty
	212 60	960 60

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
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Bill Date: 07/14/2026

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District: OP08



2347249 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	08/06/2026
TOTAL CHARGES DUE	2,070.49
Total Charges Due After Due Date	2,101.55

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **40.73**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **36157 HILLRIDGE TRAIL**
Service Description **LANDSCAPE LIGHTING & IRRIGATION**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	15	07/09	20				5

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	31	0
Apr 2026	0	0

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



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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **45.60**
Payment **45.60CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5 KWH @ 0.06090 **0.30**
Fuel Adjustment 5 KWH @ 0.05000 **0.25**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.73**
Total Due **40.73** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

Use above space for address change ONLY.

District: **OP08**



2383273 **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	08/06/2026
TOTAL CHARGES DUE	40.73
Total Charges Due After Due Date	45.73

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **57.91**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Per Day
Jul 2026	31	5
Jun 2026	31	5
Apr 2026	31	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
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on the due date shown
on this bill.



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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	KWh Used
06/08	770	07/09	926				156

Previous Balance **62.54**
Payment **62.54CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 156 KWH @ 0.06090 **9.50**
Fuel Adjustment 156 KWH @ 0.05000 **7.80**
FL Gross Receipts Tax **1.45**

Total Current Charges **57.91**
Total Due **57.91** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
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Bill Date: **07/14/2026**

Use above space for address change ONLY.

District: OP08



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	08/06/2026
TOTAL CHARGES DUE	57.91
Total Charges Due After Due Date	62.91

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **2,476.95**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day
--------	------	---------------------

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



2 0 1 7 9 8 9 0

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

Previous Balance 2,510.80
Payment 2,510.80CR
Balance Forward 0.00

Light Energy Charge	11.44
Light Support Charge	24.96
Light Maintenance Charge	417.56
Light Fixture Charge	512.72
Light Fuel Adj 1,040 KWH @ 0.05000	52.00
Poles(QTY 52)	1,456.00
FL Gross Receipts Tax	2.27

Total Current Charges 2,476.95
Total Due Please Pay 2,476.95

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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
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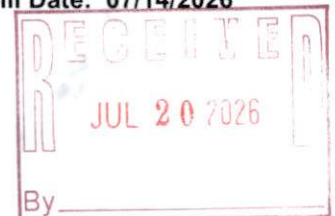
See Reverse Side For Mailing Instructions

District: OP08



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

Bill Date: 07/14/2026



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

Current Charges Due Date	08/06/2026
TOTAL CHARGES DUE	2,476.95
Total Charges Due After Due Date	2,514.10

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **1,738.09**
Current Charges Due **08/06/2026**

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

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

Comparative Usage Information

Period	Days	Average kWh Per Day
--------	------	---------------------

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



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

Previous Balance **1,760.04**
Payment **1,760.04CR**
Balance Forward **0.00**

Light Energy Charge	14.56
Light Support Charge	31.72
Light Maintenance Charge	482.56
Light Fixture Charge	595.40
Light Fuel Adj 1,300 KWH @ 0.05000	65.00
Poles(QTY 52)	546.00
FL Gross Receipts Tax	2.85

Total Current Charges **1,738.09**
Total Due **1,738.09** Please Pay

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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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See Reverse Side For Mailing Instructions

Bill Date: 07/14/2026

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	08/06/2026
TOTAL CHARGES DUE	1,738.09
Total Charges Due After Due Date	1,764.16

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2347251** Cycle **08**
Meter Number
Customer Number 20179890
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **1,836.52**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
Service Description **PUBLIC LIGHTING F2**
Service Classification **Public Lighting**

ELECTRIC SERVICE

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

Comparative Usage Information

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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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **0.00**
Payment **107,343.00CR**
Balance Forward **107,343.00CR**

Connect Perm	65.00
Light Energy Charge	14.84
Light Support Charge	32.33
Light Maintenance Charge	491.84
Light Fixture Charge	606.85
Light Fuel Adj 1,325 KWH @ 0.05000	66.25
Poles(QTY 53)	556.50
FL Gross Receipts Tax	2.91
Deposit Applied	107,343.00

Total Current Charges **109,179.52**
Total Due **Please Pay 1,836.52**

Lights/Poles	Type/Qty	Type/Qty
	212 53	960 53

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/14/2026

Use above space for address change ONLY.

District: OP08



2347251 **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	08/06/2026
TOTAL CHARGES DUE	1,836.52
Total Charges Due After Due Date	1,864.07

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **42.44**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	1
Jun 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.



2 0 1 7 9 8 9 0

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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	248	07/09	268				20

Previous Balance **47.49**
Payment **47.49CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.06090 **1.22**
Fuel Adjustment 20 KWH @ 0.05000 **1.00**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.44**
Total Due **42.44** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Please Detach and Return This Portion With
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Bill Date: **07/14/2026**

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	08/06/2026
TOTAL CHARGES DUE	42.44
Total Charges Due After Due Date	47.44

000238329500000424400000474401

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **40.85**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **1003 BROWARD DR**
Service Description **IRRIGATION AREA 4**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	31	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.



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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	8	07/09	14				6

Previous Balance **45.72**
Payment **45.72CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6 KWH @ 0.06090 **0.37**
Fuel Adjustment 6 KWH @ 0.05000 **0.30**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.85**
Total Due **40.85** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: **07/14/2026**

Use above space for address change ONLY.

District: OP08



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	08/06/2026
TOTAL CHARGES DUE	40.85
Total Charges Due After Due Date	45.85

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2401996** Cycle **08**
Meter Number **70452933**
Customer Number **20179890**
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **40.16**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **2394 LODGE GRASS BLVD**
Service Description **IRRIGATION**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	33	0
May 2026	0	0

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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
06/08			07/09				

Previous Balance **40.16**
Payment **40.16CR**
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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: **07/14/2026**

Use above space for address change ONLY.

District: **OP08**



2401996 **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	08/06/2026
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	45.16

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2406109** Cycle **08**
Meter Number **366548572**
Customer Number **20179890**
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **49.13**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2026	31	2
Jun 2026	41	2
May 2026	0	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
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on the due date shown
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ELECTRIC SERVICE							
From	Reading	To	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	322	07/09	369				47

Previous Balance **52.20**
Payment **52.20CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 47 KWH @ 0.06090 **2.86**
Fuel Adjustment 47 KWH @ 0.05000 **2.35**
FL Gross Receipts Tax **1.14**
State Tax **3.16**
Pasco County Tax **0.46**

Total Current Charges **49.13**
Total Due **49.13** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Bill Date: **07/14/2026**

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District: OP08



2406109 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	08/06/2026
TOTAL CHARGES DUE	49.13
Total Charges Due After Due Date	54.13

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**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 **07/14/2026**
Amount Due **47.33**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information

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

**BILLS ARE DUE
WHEN RENDERED**
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less than \$5, late charge
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on the due date shown
on this bill.



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payment using your credit card, please call
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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	212	07/09	275				63

Previous Balance **52.36**
Payment **52.36CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 63 KWH @ 0.06090 **3.84**
Fuel Adjustment 63 KWH @ 0.05000 **3.15**
FL Gross Receipts Tax **1.18**

Total Current Charges **47.33**
Total Due **47.33** Please Pay

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

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District: OP08



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

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

Current Charges Due Date	08/06/2026
TOTAL CHARGES DUE	47.33
Total Charges Due After Due Date	52.33

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

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

Bill Date **07/14/2026**
Amount Due **53.13**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	4
Jun 2026	31	4
Jan 2026	22	1

**BILLS ARE DUE
WHEN RENDERED**
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less than \$5, late charge
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on the due date shown
on this bill.



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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	918	07/09	1032				114

Previous Balance **58.33**
Payment **58.33CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 114 KWH @ 0.06090 **6.94**
Fuel Adjustment 114 KWH @ 0.05000 **5.70**
FL Gross Receipts Tax **1.33**

Total Current Charges **53.13**
Total Due **53.13** Please Pay **53.13**

**WITHLACOOCHEE RIVER ELECTRIC
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Your Touchstone Energy® Cooperative
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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	08/06/2026
TOTAL CHARGES DUE	53.13
Total Charges Due After Due Date	58.13

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**WITHLACOOCHEE RIVER ELECTRIC
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Account Number **2401981** Cycle **08**
Meter Number **83002562**
Customer Number **20179890**
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **44.14**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **1821 LODGE GRASS BLVD**
Service Description **PICNIC PAVILLION**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	1
Jun 2026	46	1
May 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.



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ELECTRIC SERVICE						
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	kWh Used
06/08	27	07/09	62			35

Previous Balance **43.15**
Payment **43.15CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 35 KWH @ 0.06090 **2.13**
Fuel Adjustment 35 KWH @ 0.05000 **1.75**
FL Gross Receipts Tax **1.10**

Total Current Charges **44.14**
Total Due **44.14** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: **07/14/2026**

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District: **OP08**



2401981 **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	08/06/2026
TOTAL CHARGES DUE	44.14
Total Charges Due After Due Date	49.14

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **07/14/2026**
Amount Due **53.01**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jul 2026	31	4
Jun 2026	31	4
Dec 2025	0	0

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



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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	07/09		873				113

Previous Balance **58.12**
Payment **58.12CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 113 KWH @ 0.06090 **6.88**
Fuel Adjustment 113 KWH @ 0.05000 **5.65**
FL Gross Receipts Tax **1.32**

Total Current Charges **53.01**
Total Due **53.01** Please Pay

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District: OP08



2383285 **OP08**
TWO RIVERS EAST CDD
2005 PAN AM CIR STE 300
ROCKY POINT FL 33607-6008

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

Current Charges Due Date	08/06/2026
TOTAL CHARGES DUE	53.01
Total Charges Due After Due Date	58.01

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

Bill Date **07/14/2026**
Amount Due **54.60**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	4
Jun 2026	31	4
Dec 2025	0	0

**BILLS ARE DUE
WHEN RENDERED**
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less than \$5, late charge
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on the due date shown
on this bill.



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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	827	07/09	954				127

Previous Balance **59.44**
Payment **59.44CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 127 KWH @ 0.06090 **7.73**
Fuel Adjustment 127 KWH @ 0.05000 **6.35**
FL Gross Receipts Tax **1.36**

Total Current Charges **54.60**
Total Due **54.60** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
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Bill Date: **07/14/2026**

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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	08/06/2026
TOTAL CHARGES DUE	54.60
Total Charges Due After Due Date	59.60

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2401944** Cycle **08**
Meter Number **70182086**
Customer Number **20179890**
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **40.50**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	46	0
May 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.



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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	61960	07/09	61963				3

Previous Balance **40.60**
Payment **40.60CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3 KWH @ 0.06090 **0.18**
Fuel Adjustment 3 KWH @ 0.05000 **0.15**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.50**
Total Due **40.50** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
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Your Touchstone Energy® Cooperative
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Bill Date: **07/14/2026**

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District: **OP08**



2401944 **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	08/06/2026
TOTAL CHARGES DUE	40.50
Total Charges Due After Due Date	45.50

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **472.84**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information		
Period	Days	Average kWh Per Day
Jul 2026	31	123
Jun 2026	31	120
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.



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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	07/09		6595				3804

Previous Balance **456.30**
Payment **456.30CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,804 KWH @ 0.06090 **231.66**
Fuel Adjustment 3,804 KWH @ 0.05000 **190.20**
FL Gross Receipts Tax **11.82**

Total Current Charges **472.84**
Total Due **472.84** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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District: OP08



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	08/06/2026
TOTAL CHARGES DUE	472.84
Total Charges Due After Due Date	479.93

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **40.96**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	31	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

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

ELECTRIC SERVICE						
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	kWh Demand
06/08	10	07/09	17			7

Previous Balance **45.83**
Payment **45.83CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 7 KWH @ 0.06090 **0.43**
Fuel Adjustment 7 KWH @ 0.05000 **0.35**
FL Gross Receipts Tax **1.02**

Total Current Charges **40.96**
Total Due **40.96** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

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	08/06/2026
TOTAL CHARGES DUE	40.96
Total Charges Due After Due Date	45.96

000240194600000409600000459609

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2401954** Cycle **08**
Meter Number **207584897**
Customer Number **20179890**
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **40.16**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **1043 BRIERVIEW LN**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	22	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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account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/22		07/14					0

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

Connect Perm **65.00**
Customer Charge **39.16**
FL Gross Receipts Tax **1.00**
Deposit Applied **300.00**

Total Current Charges **405.16**
Total Due **40.16** Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

District: **OP08**

Use above space for address change ONLY.



2401954 **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	08/06/2026
TOTAL CHARGES DUE	40.16
Total Charges Due After Due Date	45.16

000240195400000401600000451604

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/14/2026**
Amount Due **163.58**
Current Charges Due **08/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	35
Jun 2026	31	34
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

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	1202	07/09	2287				1085

Previous Balance **161.58**
Payment **161.58CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,085 KWH @ 0.06090 **66.08**
Fuel Adjustment 1,085 KWH @ 0.05000 **54.25**
FL Gross Receipts Tax **4.09**

Total Current Charges **163.58**
Total Due **163.58** Please Pay

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

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	08/06/2026
TOTAL CHARGES DUE	163.58
Total Charges Due After Due Date	168.58

000240197900001635800001685800

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2406112** Cycle **08**
Meter Number **340326837**
Customer Number **20179890**
Customer Name **TWO RIVERS EAST CDD**

Bill Date **07/14/2026**
Amount Due **44.70**
Current Charges Due **08/06/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **37144 SAGEMOOR DR**
Service Description **IRRIGATION**
Service Classification **General Service Non-Demand**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	31	0
Jun 2026	41	0
May 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.



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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/08	62	07/09	73				11

Previous Balance **45.03**
Payment **45.03CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 11 KWH @ 0.06090 **0.67**
Fuel Adjustment 11 KWH @ 0.05000 **0.55**
FL Gross Receipts Tax **1.03**
State Tax **2.88**
Pasco County Tax **0.41**

Total Current Charges **44.70**
Total Due **44.70** Please Pay

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **07/14/2026**

Use above space for address change ONLY.

District: OP08



2406112 **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	08/06/2026
TOTAL CHARGES DUE	44.70
Total Charges Due After Due Date	49.70

000240611200000447000000497003

Attendance Confirmation					
for					
BOARD OF SUPERVISORS					
		District Name:	Two Rivers East		
		Board Meeting Date:	July 21, 2026		
		Name	In Attendance Please X		Paid
	1	Ryan Motko	☐		\$200.00
	2	Angie Gruwald			\$200.00
	3	Carlos de la Ossa			\$200.00
	4	Austin Berns			\$200.00
	5	Nicholas J Dister			\$200.00
		The supervisors present at the above referenced meeting should be compensated accordingly			
		Approved for payment:			
		District Manager Signature		Date	
		** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**			
	REVISED	7/22/2026 16:00			

Attendance Confirmation					
for					
BOARD OF SUPERVISORS					
		District Name:	Two Rivers East		
		Board Meeting Date:	July 21, 2026		
		Name	In Attendance Please X		Paid
	1	Ryan Motko	☐		\$200.00
	2	Angie Gruwald			\$200.00
	3	Carlos de la Ossa			\$200.00
	4	Austin Berns			\$200.00
	5	Nicholas J Dister			\$200.00
		The supervisors present at the above referenced meeting should be compensated accordingly			
		Approved for payment:			
		District Manager Signature		Date	
		** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**			
	REVISED	7/22/2026 16:00			

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01675P

Date 07/17/2026

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

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

Description

Amount

Serial # 26-01675P

\$249.38

**Notice of Public Hearing and Regular Board of Supervisors
Meeting of the Two Rivers East Community Development
District**

RE: Public Hearing and Regular Meeting on August 18, 2026 at 11:00 a.m.
Published: 7/17/2026

Important Message

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

Paid

()

Total

\$249.38

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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Attendance Confirmation					
for					
BOARD OF SUPERVISORS					
		District Name:	Two Rivers East		
		Board Meeting Date:	July 21, 2026		
		Name	In Attendance Please X		Paid
	1	Ryan Motko	☐		\$200.00
	2	Angie Gruwald			\$200.00
	3	Carlos de la Ossa			\$200.00
	4	Austin Berns			\$200.00
	5	Nicholas J Dister			\$200.00
		The supervisors present at the above referenced meeting should be compensated accordingly			
		Approved for payment:			
		District Manager Signature		Date	
		** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**			
	REVISED	7/22/2026 16:00			

Attendance Confirmation					
for					
BOARD OF SUPERVISORS					
		District Name:	Two Rivers East		
		Board Meeting Date:	July 21, 2026		
		Name	In Attendance Please X		Paid
	1	Ryan Motko	☐		\$200.00
	2	Angie Gruwald			\$200.00
	3	Carlos de la Ossa			\$200.00
	4	Austin Berns			\$200.00
	5	Nicholas J Dister			\$200.00
		The supervisors present at the above referenced meeting should be compensated accordingly			
		Approved for payment:			
		District Manager Signature		Date	
		** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**			
	REVISED	7/22/2026 16:00			

Attendance Confirmation					
for					
BOARD OF SUPERVISORS					
		District Name:	Two Rivers East		
		Board Meeting Date:	July 21, 2026		
		Name	In Attendance Please X		Paid
	1	Ryan Motko	☐		\$200.00
	2	Angie Gruwald			\$200.00
	3	Carlos de la Ossa			\$200.00
	4	Austin Berns			\$200.00
	5	Nicholas J Dister			\$200.00
		The supervisors present at the above referenced meeting should be compensated accordingly			
		Approved for payment:			
		District Manager Signature		Date	
		** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE**			
	REVISED	7/22/2026 16:00			



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8227947



000000912 02 SP 106481931787245 S

Two Rivers East CDD
C/O District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8227947
Account Number: 237595000
Invoice Date: 06/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Two Rivers East CDD
C/O District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2023 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE **\$4,256.13**

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TWO RIVERS EAST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2023 REVENUE FUND**

Invoice Number: 8227947
Account Number: 237595000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 237595000
Invoice # 8227947
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8227947
Invoice Date: 06/25/2026
Account Number: 237595000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

TWO RIVERS EAST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2023 REVENUE FUND

Accounts Included 237595000 237595001 237595002 237595003 237595004 237595005
In This Relationship: 237595006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				\$3,950.00
Incidental Expenses 06/01/2026 to 05/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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

INVOICE NO.	1273246
DATE	07/02/26

CUSTOMER

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

SERVICE LOCATION

Two Rivers East CDD - Cyber
1745 Lodge Grass Blvd
Zephyrhills, FL 33541

TERMS: Net 15 Days	CUSTOMER NO. 4171803		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/19/2025 - 6/25/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

PLEASE SEND REMITTANCE TO

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

Customer No.	4171803
Job No.	1080245
Invoice No.	1273246
Invoice Date	07/02/26
Amount Due	\$67.50
Amount Remitted	



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

INVOICE NO.	1274683
DATE	07/09/26

CUSTOMER

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

SERVICE LOCATION

Two Rivers East CDD - Cyber
1745 Lodge Grass Blvd
Zephyrhills, FL 33541

TERMS: Net 15 Days	CUSTOMER NO. 4171803		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/26/2026 - 7/2/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	67.50
			Sales Tax	
			TOTAL	\$67.50

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

PLEASE SEND REMITTANCE TO

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

Customer No.	4171803
Job No.	1080245
Invoice No.	1274683
Invoice Date	07/09/26
Amount Due	\$67.50
Amount Remitted	

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
Jason
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

Invoice details
Invoice no.: 3766
Terms: Due on receipt
Invoice date: 07/28/2026
Due date: 07/28/2026

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

#	Product or service	Description	Qty	Rate	Amount
1.	Watering Trucks	Dates Serviced: 7/15	0.5	\$3,000.00	\$1,500.00
2.	Truck Availability Fee	7/14,7/16	1	\$400.00	\$400.00

Total \$1,900.00

Ways to pay

BANK

View and pay

INVOICE

Omnivue Technologies LLC

1968 Indian Trails Ct

Lakeland, FL 33813-3325

eddie@omnivuetech.com

+1 (863) 670-7528

www.omnivuetech.com



Bill to

Rollamay Turkoane

Two Rivers East CDD

2005 Pan Am Circle

Ste 300

Tampa, Florida 33607

United States

Ship to

Rollamay Turkoane

Two Rivers East CDD

2005 Pan Am Circle

Ste 300

Tampa, Florida 33607

United States

Invoice details

Invoice no.: 1119

Terms: Due on receipt

Invoice date: 06/29/2026

Due date: 06/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Access Control System	Access Cards	100	\$5.95	\$595.00
2.		Access Control System	Programming Labor for Access Cards	1	\$500.00	\$500.00

Ways to pay



Subtotal	\$1,095.00
Sales tax	\$44.63
Total	\$1,139.63

Overdue 06/29/2026

View and pay

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

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



TWO RIVERS EAST

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 595,259	\$ -	\$ -	\$ -	\$ -	\$ 595,259
Accounts Receivable	25,000	-	-	-	-	25,000
Accounts Receivable - Off-Roll	-	510,175	-	-	-	510,175
Investments:						
Acq. & Const. (Offsite Project)	-	-	162	-	-	162
Acquisition & Construction Account	-	-	981	-	-	981
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	735,318	-	-	-	735,318
Prepaid Items	2,837	-	-	-	-	2,837
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	-	-	-	-	2,924,832	2,924,832
Amount To Be Provided	-	-	-	-	22,220,168	22,220,168
TOTAL ASSETS	\$ 975,794	\$ 3,095,740	\$ 1,143	\$ 23,933,645	\$ 25,145,000	\$ 53,151,322
LIABILITIES						
Accounts Payable	\$ 255,893	\$ 750	\$ -	\$ -	\$ -	\$ 256,643
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,145,000	25,145,000
TOTAL LIABILITIES	558,741	750	-	-	25,145,000	25,704,491

TWO RIVERS EAST

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Items	2,837	-	-	-	-	2,837
Restricted for:						
Debt Service	-	3,094,990	-	-	-	3,094,990
Capital Projects	-	-	1,143	-	-	1,143
Unassigned:	414,216	-	-	23,933,645	-	24,347,861
TOTAL FUND BALANCES	417,053	3,094,990	1,143	23,933,645	-	27,446,831
TOTAL LIABILITIES & FUND BALANCES	\$ 975,794	\$ 3,095,740	\$ 1,143	\$ 23,933,645	\$ 25,145,000	\$ 53,151,322

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,757	\$ 6,757	0.00%
Special Assmnts- Tax Collector	-	878,308	878,308	0.00%
Special Assmnts- CDD Collected	-	371,985	371,985	0.00%
Developer Estimated Contribution	1,240,326	25,000	(1,215,326)	2.02%
Other Miscellaneous Revenues	-	1,018	1,018	0.00%
TOTAL REVENUES	1,240,326	1,283,068	42,742	103.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,800	2,200	81.67%
Construction Accounting	6,000	2,500	3,500	41.67%
ProfServ - Dissemination Agent/Reporting	5,000	5,250	(250)	105.00%
ProfServ - Field Management	12,000	10,667	1,333	88.89%
ProfServ - Info Technology	600	450	150	75.00%
ProfServ - Recording Secretary	2,400	1,800	600	75.00%
Trustees Fees	6,500	4,256	2,244	65.48%
District Counsel	30,000	36,017	(6,017)	120.06%
District Engineer	12,500	6,205	6,295	49.64%
ProfServ - Administration	4,500	3,000	1,500	66.67%
ProfServ - District Management	25,000	18,750	6,250	75.00%
ProfServ - Accounting Services	9,000	8,750	250	97.22%
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	117	383	23.40%
ProfServ - Rental and Leases	600	581	19	96.83%
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	1,561	(561)	156.10%
Bank Fees	100	3,754	(3,654)	3754.00%
ProfServ - Financial/Revenue Collections	5,000	3,750	1,250	75.00%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	1,275	(75)	106.25%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	161,526	133,487	28,039	82.64%
<u>Utility Services</u>				
Electric Utility Services	85,000	8,538	76,462	10.04%
Street Lights	190,000	43,283	146,717	22.78%
Water/Waste	2,400	46,348	(43,948)	1931.17%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Internet	900	275	625	30.56%
Total Utility Services	278,300	98,444	179,856	35.37%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	468,568	61,432	88.41%
Aquatics - Contract	28,500	26,991	1,509	94.71%
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	8,800	26,200	25.14%
Landscaping - Plant Replacement Program	30,000	27,097	2,903	90.32%
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Misc Contingency	20,000	108,992	(88,992)	544.96%
Total Other Physical Environment	729,000	641,816	87,184	88.04%
<u>Parks and Recreation</u>				
Janitorial - Contract	9,000	2,350	6,650	26.11%
Pool Maintenance - Contract	10,000	16,283	(6,283)	162.83%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	3,333	16,667	16.67%
Security Monitoring Services	3,000	2,056	944	68.53%
Amenity R&M	2,500	1,525	975	61.00%
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	650	1,850	26.00%
Key Card Distribution	1,200	945	255	78.75%
Special Events	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,200	700	500	58.33%
Amenity Furniture R&M	2,000	-	2,000	0.00%
Total Parks and Recreation	71,500	30,538	40,962	42.71%
TOTAL EXPENDITURES	1,240,326	904,285	336,041	72.91%
Excess (deficiency) of revenues				
Over (under) expenditures	-	378,783	378,783	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	200	200	0.00%
TOTAL FINANCING SOURCES (USES)	-	200	200	0.00%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Net change in fund balance	\$ -	\$ 378,983	\$ 378,983	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		38,070		
FUND BALANCE, ENDING		\$ 417,053		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 84,018	\$ 84,018	0.00%
Special Assmnts- Tax Collector	-	1,310,461	1,310,461	0.00%
Special Assmnts- CDD Collected	1,847,375	779,351	(1,068,024)	42.19%
TOTAL REVENUES	1,847,375	2,173,830	326,455	117.67%
<u>EXPENDITURES</u>				
<u>Other Physical Environment</u>				
Misc Contingency	-	750	(750)	0.00%
Total Other Physical Environment	-	750	(750)	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	390,000	390,000	-	100.00%
Interest Expense	1,457,375	1,466,881	(9,506)	100.65%
Total Debt Service	1,847,375	1,856,881	(9,506)	100.51%
TOTAL EXPENDITURES	1,847,375	1,857,631	(10,256)	100.56%
Excess (deficiency) of revenues Over (under) expenditures	-	316,199	316,199	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(200)	(200)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(200)	(200)	0.00%
Net change in fund balance	\$ -	\$ 315,999	\$ 315,999	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,778,991		
FUND BALANCE, ENDING		\$ 3,094,990		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 33	\$ 33	0.00%
TOTAL REVENUES	-	33	33	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	33	33	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,110		
FUND BALANCE, ENDING		\$ 1,143		

Bank Account Statement

Two Rivers East CDD

Wednesday, August 5, 2026

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Bank Account No. 9075

Statement No. 07-26

Statement Date

07/31/2026

G/L Account No. 101001 Balance	595,259.04	Statement Balance	608,490.73
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	595,259.04	Subtotal	608,490.73
Negative Adjustments	0.00	Outstanding Checks	-13,231.69
Ending G/L Balance	595,259.04	Ending Balance	595,259.04

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2026		JE000553	Special Assmnts-CDD Collected	Bayshore Title - Ck #581036162 06/26/2026 -	28,989.94	28,989.94	0.00
07/21/2026		JE000557	Legal Advertising	Times Publishing Company	944.00	944.00	0.00
07/31/2026		JE000560	Interest - Investments	Interest Revenue 07/26	734.04	734.04	0.00
Total Deposits					30,667.98	30,667.98	0.00
Checks							
							0.00
06/18/2026	Payment	1499	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
06/26/2026	Payment	1507	PASCO COUNTY UTILITIES	Payment of Invoice 000831	-17.17	-17.17	0.00
06/26/2026	Payment	1508	PASCO COUNTY UTILITIES	Payment of Invoice 000832	-167.66	-167.66	0.00
06/26/2026	Payment	1509	PASCO COUNTY UTILITIES	Payment of Invoice 000833	-235.33	-235.33	0.00
06/26/2026	Payment	1510	PASCO COUNTY UTILITIES	Payment of Invoice 000834	-65.65	-65.65	0.00
06/26/2026	Payment	1511	PASCO COUNTY UTILITIES	Payment of Invoice 000835	-2,626.10	-2,626.10	0.00
06/26/2026	Payment	1512	PASCO COUNTY UTILITIES	Payment of Invoice 000836	-58.58	-58.58	0.00
06/26/2026	Payment	1513	PASCO COUNTY UTILITIES	Payment of Invoice 000837	-249.47	-249.47	0.00
06/26/2026	Payment	1514	PASCO COUNTY UTILITIES	Payment of Invoice 000838	-81.81	-81.81	0.00
06/26/2026	Payment	1515	PASCO COUNTY UTILITIES	Payment of Invoice 000839	-57.57	-57.57	0.00
06/26/2026	Payment	1516	PASCO COUNTY UTILITIES	Payment of Invoice 000840	-1,061.51	-1,061.51	0.00
06/26/2026	Payment	1517	PASCO COUNTY UTILITIES	Payment of Invoice 000841	-267.65	-267.65	0.00
06/26/2026	Payment	1518	PASCO COUNTY UTILITIES	Payment of Invoice 000842	-137.36	-137.36	0.00
06/26/2026	Payment	1519	PASCO COUNTY UTILITIES	Payment of Invoice 000843	-7.07	-7.07	0.00

Bank Account Statement

Two Rivers East CDD

Wednesday, August 5, 2026

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Bank Account No. 9075

Statement No. 07-26

Statement Date

07/31/2026

06/26/2026	Payment	1520	PASCO COUNTY UTILITIES	Payment of Invoice 000844	-65.65	-65.65	0.00
06/26/2026	Payment	1521	PASCO COUNTY UTILITIES	Payment of Invoice 000845	-415.11	-415.11	0.00
06/26/2026	Payment	1522	PASCO COUNTY UTILITIES	Payment of Invoice 000846	-920.11	-920.11	0.00
06/26/2026	Payment	1523	PASCO COUNTY UTILITIES	Payment of Invoice 000847	-85.85	-85.85	0.00
06/30/2026	Payment	1527	WEISER SECURITY SERVICES, INC	Payment of Invoice 000851	-67.50	-67.50	0.00
06/30/2026	Payment	1528	TWO RIVERS EAST	Payment of Invoice 000852	-3,292.87	-3,292.87	0.00
07/01/2026	Payment	1529	U.S. BANK	Payment of Invoice 000853	-4,256.13	-4,256.13	0.00
07/08/2026	Payment	1530	ALCHEMY POOL SERVICE LLC	Payment of Invoice 000857	-6,783.00	-6,783.00	0.00
07/08/2026	Payment	1531	OMNIVUE TECHNOLOGIES LLC	Payment of Invoice 000856	-1,095.00	-1,095.00	0.00
07/08/2026	Payment	1532	WEISER SECURITY SERVICES, INC	Payment of Invoice 000858	-67.50	-67.50	0.00
07/14/2026	Payment	1533	CHARTER COMMUNICATION S	Check for Vendor V00033	-130.03	-130.03	0.00
07/15/2026	Payment	1534	BRITTNEY CARPIO JAYMAN	Payment of Invoice 000860	-350.00	-350.00	0.00
07/15/2026	Payment	1535	ENTERPRISES LLC	Payment of Invoice 000862	-350.00	-350.00	0.00
07/15/2026	Payment	1536	JAYMAN ENTERPRISES LLC	Payment of Invoice 000863	-550.00	-550.00	0.00
07/15/2026	Payment	1537	WEISER SECURITY SERVICES, INC	Payment of Invoice 000861	-67.50	-67.50	0.00
07/24/2026	Payment	1538	ANGIE GRUNWALD BUSINESS	Payment of Invoice 000882	-200.00	-200.00	0.00
07/24/2026	Payment	1539	OBSERVER, INC.	Payment of Invoice 000886	-249.38	-249.38	0.00
07/24/2026	Payment	1540	CARLOS DE LA OSSA	Payment of Invoice 000883	-200.00	-200.00	0.00
07/24/2026	Payment	1543	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000887	-44.10	-44.10	0.00
07/24/2026	Payment	1544	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000888	-714.08	-714.08	0.00
07/24/2026	Payment	1545	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000889	-1,570.97	-1,570.97	0.00
07/24/2026	Payment	1546	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000890	-2,070.49	-2,070.49	0.00
07/24/2026	Payment	1547	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000891	-40.73	-40.73	0.00
07/29/2026	Payment	1562	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000893	-57.91	-57.91	0.00
07/29/2026	Payment	1566	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000897	-42.44	-42.44	0.00
07/29/2026	Payment	1568	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000899	-40.16	-40.16	0.00

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Two Rivers East CDD

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Bank Account No. 9075

Statement No. 07-26

Statement Date

07/31/2026

07/29/2026	Payment	1571	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000902	-47.33	-47.33	0.00
07/29/2026	Payment	1572	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000903	-53.13	-53.13	0.00
07/29/2026	Payment	1575	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000908	-54.60	-54.60	0.00
07/21/2026		JE000559	Bank Fees	Service Charge 07/26	-557.40	-557.40	0.00
Total Checks					-29,671.90	-29,671.90	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/24/2026	Payment	1541	NICHOLAS J. DISTER	Payment of Invoice 000884			-200.00
07/24/2026	Payment	1542	RYAN MOTKO	Payment of Invoice 000881			-200.00
07/29/2026	Payment	1548	PASCO COUNTY UTILITIES	Payment of Invoice 000905			-37.37
07/29/2026	Payment	1549	PASCO COUNTY UTILITIES	Payment of Invoice 000906			-16.16
07/29/2026	Payment	1550	PASCO COUNTY UTILITIES	Payment of Invoice 000916			-386.83
07/29/2026	Payment	1551	PASCO COUNTY UTILITIES	Payment of Invoice 000917			-27.27
07/29/2026	Payment	1552	PASCO COUNTY UTILITIES	Payment of Invoice 000918			-2,716.11
07/29/2026	Payment	1553	PASCO COUNTY UTILITIES	Payment of Invoice 000919			-81.81
07/29/2026	Payment	1554	PASCO COUNTY UTILITIES	Payment of Invoice 000920			-197.96
07/29/2026	Payment	1555	PASCO COUNTY UTILITIES	Payment of Invoice 000921			-349.46
07/29/2026	Payment	1556	PASCO COUNTY UTILITIES	Payment of Invoice 000922			-51.51
07/29/2026	Payment	1557	PASCO COUNTY UTILITIES	Payment of Invoice 000923			-514.09
07/29/2026	Payment	1558	PASCO COUNTY UTILITIES	Payment of Invoice 000924			-10.10
07/29/2026	Payment	1559	PASCO COUNTY UTILITIES	Payment of Invoice 000925			-311.08
07/29/2026	Payment	1560	PASCO COUNTY UTILITIES	Payment of Invoice 000926			-62.62
07/29/2026	Payment	1561	PASCO COUNTY UTILITIES	Payment of Invoice 000927			-12.12
07/29/2026	Payment	1563	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000894			-2,476.95
07/29/2026	Payment	1564	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000895			-1,738.09
07/29/2026	Payment	1565	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000896			-1,836.52

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Two Rivers East CDD

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Bank Account No. 9075

Statement No. 07-26

Statement Date

07/31/2026

07/29/2026	Payment	1567	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000898	-40.85
07/29/2026	Payment	1569	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000900	-52.57
07/29/2026	Payment	1570	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000901	-49.13
07/29/2026	Payment	1573	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000904	-44.14
07/29/2026	Payment	1574	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000907	-53.01
07/29/2026	Payment	1576	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000909	-40.50
07/29/2026	Payment	1577	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000910	-472.84
07/29/2026	Payment	1578	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000911	-40.16
07/29/2026	Payment	1579	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000912	-40.96
07/29/2026	Payment	1580	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000913	-40.16
07/29/2026	Payment	1581	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000914	-163.58
07/29/2026	Payment	1582	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000915	-44.70
07/29/2026	Payment	1583	AUSTIN BERNIS BUSINESS	Payment of Invoice 000892	-200.00
07/31/2026	Payment	1584	OBSERVER, INC.	Payment of Invoice 000929	-67.81
07/31/2026	Payment	1585	PASCO COUNTY UTILITIES	Payment of Invoice 000932	-168.67
07/31/2026	Payment	1586	PASCO COUNTY UTILITIES	Payment of Invoice 000933	-12.12
07/31/2026	Payment	1587	PASCO COUNTY UTILITIES	Payment of Invoice 000934	-455.51
07/31/2026	Payment	1588	PASCO COUNTY UTILITIES	Payment of Invoice 000935	-3.78
07/31/2026	Payment	1589	PASCO COUNTY UTILITIES	Payment of Invoice 000936	-15.15
Total Outstanding Checks					-13,231.69

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST
Payment Register by Fund
For the Period from 07/01/2026 to 07/31/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1529	07/01/26	U.S. BANK	8227947	Trustee Fees S2023 06/01/2026-05/31/2027	Trustees Fees	531045-51301	\$1,418.71
001	1529	07/01/26	U.S. BANK	8227947	Trustee Fees S2023 06/01/2026-05/31/2027	Prepaid Items	155000	\$2,837.42
001	1530	07/08/26	ALCHEMY POOL SERVICE LLC	000826	Commercial Pool Service & Maintenance 06/29/26-08/02/26	Pool Maintenance - Contract	534078-57201	\$6,783.00
001	1531	07/08/26	OMNIVUE TECHNOLOGIES LLC	1119	Access Cards & Programming of Access Cards 06/26	Key Card Distribution	549002-57201	\$595.00
001	1531	07/08/26	OMNIVUE TECHNOLOGIES LLC	1119	Access Cards & Programming of Access Cards 06/26	Access Control R&M	546998-57201	\$500.00
001	1532	07/08/26	WEISER SECURITY SERVICES, INC	1273246	Weekly Billing 06/19/2026-06/25/2026 - Cyber Hours - Cyber	Security Monitoring Services	534368-57201	\$67.50
001	1533	07/14/26	CHARTER COMMUNICATIONS	2007367063026	1745 Lodge Grass Boulevard Internet/Voice 06/30/26-07/29/26	Amenity Internet	549031-53150	\$130.03
001	1534	07/15/26	BRITTNEY CARPIO	BC070726-KEY	Key Fob Event 05/27/2026	Key Card Distribution	549002-57201	\$350.00
001	1535	07/15/26	JAYMAN ENTERPRISES LLC	4645	Dog Station Maintenance 06/26	Dog Waste Station Service & Supplies	552161-57201	\$350.00
001	1536	07/15/26	JAYMAN ENTERPRISES LLC	4646	Cleaning Services - Grand Opening 06/26	Janitorial - Contract	534026-57201	\$550.00
001	1537	07/15/26	WEISER SECURITY SERVICES, INC	1274683	Weekly Billing 06/26/2026-07/02/2026 - Cyber Hours - Cyber	Security Monitoring Services	534368-57201	\$67.50
001	1538	07/24/26	ANGIE GRUNWALD	AG-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1539	07/24/26	BUSINESS OBSERVER, INC.	26-01675P	Legal Advertising #26-01675P - Notice of Public Hearing	Legal Advertising	548002-51301	\$249.38
001	1540	07/24/26	CARLOS DE LA OSSA	CO-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1541	07/24/26	NICHOLAS J. DISTER	ND-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1542	07/24/26	RYAN MOTKO	RM-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1543	07/24/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2405012	1403 Brekey Way Mail Kiosk 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$44.10
001	1544	07/24/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401983	1745 Lodge Grass Blvd., Perm Svc/Clubhouse 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$714.08
001	1545	07/24/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2347242	Public Lighting E1 07/26	Street Lights	543013-53150	\$1,570.97
001	1546	07/24/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2347249	Public Lighting F1 07/26	Street Lights	543013-53150	\$2,070.49
001	1547	07/24/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2383273	35157 Hillridge Trail Landscape Lighting & Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$40.73
001	1548	07/29/26	PASCO COUNTY UTILITIES	24850332	2468 Stillview Pass-Reclaim 1 Inch 05/29/26-07/17/26	Water/Waste	543021-53150	\$37.37
001	1549	07/29/26	PASCO COUNTY UTILITIES	24850333	36757 Thornhedge Drive-Reclaim 1 Inch 06/04/26-07/06/26	Water/Waste	543021-53150	\$16.16
001	1550	07/29/26	PASCO COUNTY UTILITIES	24850794	34579 Rangewood Drive 06/04/26-07/06/26	Water/Waste	543021-53150	\$386.83
001	1551	07/29/26	PASCO COUNTY UTILITIES	24850792	34658 Verdure Lane 06/04/26-07/06/26	Water/Waste	543021-53150	\$27.27
001	1552	07/29/26	PASCO COUNTY UTILITIES	24849420	1745 Lodge Grass Boulevard Amenity Center 06/04/26-07/06/26	Water/Waste	543021-53150	\$2,716.11
001	1553	07/29/26	PASCO COUNTY UTILITIES	24849026	1001 Broward Drive Reclaim Service #1 of 3 06/04/26-07/06/26	Water/Waste	543021-53150	\$81.81
001	1554	07/29/26	PASCO COUNTY UTILITIES	24849025	36444 Steeple Springs Lane Reclaim 1-1/2 Inch 06/04/26-07/06/26	Water/Waste	543021-53150	\$197.96
001	1555	07/29/26	PASCO COUNTY UTILITIES	24850031	37435 Sagemoor Drive 2Inch Reclaim Meter B 06/04/26-07/06/26	Water/Waste	543021-53150	\$349.46
001	1556	07/29/26	PASCO COUNTY UTILITIES	24849029	Broward & Briervue Reclaim 2 Inch #1 of 2 06/04/26-07/06/26	Water/Waste	543021-53150	\$51.51
001	1557	07/29/26	PASCO COUNTY UTILITIES	24849028	Lodge Grass & Flora Ridge Reclaim 2 Inch #2 of 2 06/04/26-07/06/26	Water/Waste	543021-53150	\$514.09
001	1558	07/29/26	PASCO COUNTY UTILITIES	24848406	1972 Lodge Grass Boulevard Reclaim 1.5 #2 06/04/26-07/06/26	Water/Waste	543021-53150	\$10.10
001	1559	07/29/26	PASCO COUNTY UTILITIES	24848405	Lodge Grass Boulevard Reclaim 1.5 #1 06/04/26-07/06/26	Water/Waste	543021-53150	\$311.08
001	1560	07/29/26	PASCO COUNTY UTILITIES	24848292	1926 Coolridge Place Reclaim Meter 06/04/26-07/06/26	Water/Waste	543021-53150	\$62.62
001	1561	07/29/26	PASCO COUNTY UTILITIES	24848293	36709 Coolridge Place Reclaim Meter #3 06/04/26-07/06/26	Water/Waste	543021-53150	\$12.12
001	1562	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2402097	36450 Arrowview Lane 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$57.91
001	1563	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2346579	Public Lighting 07/14/2026	Street Lights	543013-53150	\$2,476.95
001	1564	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2347245	Public Lighting E2 07/14/2026	Street Lights	543013-53150	\$1,738.09
001	1565	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2347251	Public Lighting F2 07/14/2026	Street Lights	543013-53150	\$1,836.52
001	1566	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2383295	2419 Bender Drive, Landscape Lights & Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$42.44
001	1567	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401952	1003 Broward Drive, Irrigation Area 4 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$40.85
001	1568	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401996	2394 Lodge Grass Blvd., Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$40.16
001	1569	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2406108	2098 Lawson Way, Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$52.57
001	1570	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2406109	37435 Sagemoor Drive, Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$49.13
001	1571	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2383279	2293 Stratten Drive, Landscape Lights & Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$47.33
001	1572	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2383281	36538 Flora Ridge Way, Landscape Lights & Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$53.13
001	1573	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401981	1821 Lodge Grass Blvd., Picnic Pavillion 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$44.14
001	1574	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2383285	36427 Steeple Springs Lane, Landscape Lights & Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$53.01
001	1575	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2383287	2469 Bender Drive, Landscape Lights & Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$54.60
001	1576	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401944	36454 Verdure Lane, Irrigation Meter 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$40.50
001	1577	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401982	1753 Lodge Grass Blvd., Pool Yard 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$472.84
001	1578	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401949	1465 Cattawood Pass, Landscape Lights 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$40.16
001	1579	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401946	1182 Broward Drive, Irrigation Area 2 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$40.96
001	1580	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401954	1043 Briervue Lane 06/22/26-07/14/26	Electric Utility Services	543006-53150	\$40.16
001	1581	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-2401979	1729 Lodge Grass Blvd., Pool House 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$163.58
001	1582	07/29/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	071426-246112	37144 Sagemoor Drive, Irrigation 06/08/26-07/09/26	Electric Utility Services	543006-53150	\$44.70
001	1583	07/29/26	AUSTIN BERNIS	AB-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1584	07/31/26	BUSINESS OBSERVER, INC.	26-01747P	Legal Advertising #26-01747P - Notice of Public Hearing	Legal Advertising	548002-51301	\$67.81
001	1585	07/31/26	PASCO COUNTY UTILITIES	24849027	1178 Broward Drive Reclaim 3 of 3 06/04/26-07/06/26	Water/Waste	543021-53150	\$168.67
001	1586	07/31/26	PASCO COUNTY UTILITIES	24850755	1477 Cattawood Pass 1.5 Inch Reclaim Common 06/04/26-07/06/26	Water/Waste	543021-53150	\$12.12
001	1587	07/31/26	PASCO COUNTY UTILITIES	24848404	2420 Lodge Grass Boulevard Reclaim 2 Inch 06/04/26-07/06/26	Water/Waste	543021-53150	\$455.51
001	1588	07/31/26	PASCO COUNTY UTILITIES	24848294	1502 Brekey Way 1 Inch Reclaim Meter 4 06/04/26-07/06/26	Water/Waste	543021-53150	\$3.78
001	1589	07/31/26	PASCO COUNTY UTILITIES	24850032	2176 Stillview Pass Reclaim Meter D 06/04/26-07/06/26	Water/Waste	543021-53150	\$15.15
Fund Total								\$32,266.17

Total Checks Paid	\$32,266.17
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Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 28-26-21-0050-00500-0270

Easement Encroachment Agreement

15 This Easement Encroachment Agreement (this "Agreement") is entered into as of June, 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 **David Aparicio Estremera and Yesenia Estremera** (collectively hereinafter the "Landowner"), whose physical address is 2191 Stratten Drive, Zephyrhills, Florida 33541.

WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of **BLOCK 5, LOT 27, TWO RIVERS PARCEL E1 PHASE A** (the "Property"), a subdivision according to the plat thereof recorded at Plat Book 97, Page(s) 74-84, of the Public Records of Pasco County, Florida (the "Plat"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 12.5' (CDD) Drainage & Access Easement (the "Easement") on the West North-Westerly side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a privacy fence through the Easement (the "Improvements"). The Improvements may only be installed to encroach into the Easement area by a maximum of seven and one half feet (7.5').
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify to the Landowner that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables prior to installation of the Improvements.
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using

sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the general location shown on **Exhibit A**, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Easement area or the use of the Easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local, and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party in accordance with the terms of this Section 6.
 - b. If the Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed or the Improvements are otherwise required to be removed by the District or the Landowner, either party may terminate this Agreement with sixty (60) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
 - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
 - d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - e. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement caused by the Improvements or Landowner; and (4) any claims for injury to any person or damages to any property caused by the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

{Signature Pages to Follow}

WITNESSES:

**TWO RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Brianna Carpio
Print Name: Brianna Carpio
Address: 2005 Pan Am Circle
Tampa FL 33607

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

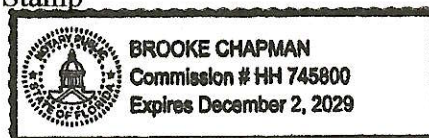
Rollman Turkmen
Print Name: Rollman Turkmen
Address: 2005 Pan Am Circle
Tampa FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on July 2, 2026, by Carlos De La Ossa as Chair of the Board of Supervisors of the TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT, on behalf of the District, who ☒ is personally known to me or ☐ has produced _____ (type of identification) as identification.

Brooke Chapman
Notary Public Signature

Notary Stamp



WITNESSES:

David Estremera

Print Name: David Estremera

Address: 2191 Stratten Drive

Zephyrhills FL, 33541

Carmen Perez

Print Name: Carmen Perez

Address: 2191 Stratten Drive

Zephyrhills, FL 33541

LANDOWNER:

David Estremera

Name: CORY RUDD STEIN

Title: LANDOWNER

David Estremera

STATE OF FLORIDA

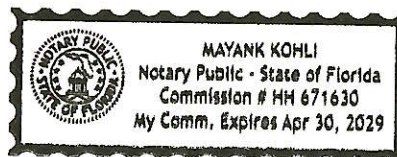
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of physical presence on JUNE 13, 2026, by Cory R. Stein as Cory R. Stein of CORY RUDD STEIN, LANDOWNER, who [] is personally known to me or [✓] has produced FLDL E239-032-67-44-0 (type of identification) as identification.

Mayank Kohli

Notary Public Signature

Notary Stamp



WITNESSES:

Julian Estremera
Print Name: Julian Estremera
Address: 2191 Stratten Drive
Zephyrhills FL, 33541

Carmen Perez
Print Name: Carmen Perez
Address: 2191 Stratten Drive
Zephyrhills, FL 33541

LANDOWNER:

Yesenia Estremera
Name: RENEA LYN STEIN
Title: LANDOWNER

Yesenia Estremera

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on JUNE 13, 2026, by RENEA L. STEIN as RENEA L. STEIN of RENEA LYN STEIN, LANDOWNER, who [] is personally known to me or [☒] has produced FDL# E239-032-66-600-0 (type of identification) as identification.

Mayank Kohli
Notary Public Signature

Notary Stamp

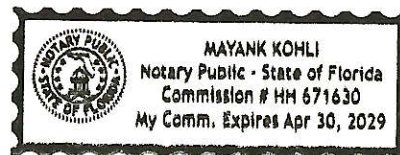


EXHIBIT A

SITE PLAN

Technology Equipment Maintenance Services Agreement

This Technology Equipment Maintenance Services Agreement (this “**Agreement**”) is entered into as of July 2, 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 **Omnivue Technologies, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains the recreational facilities, including but not limited to, a clubhouse, pool house, restrooms, pickleball gates, pool gates, and pavilion located at 1745 Lodge Grass Boulevard, Zephyrhills, FL (the “**Facilities**”). The Contractor installed various technological equipment within and around the Facilities (the “**Equipment**”). The District desires to retain an independent contractor to provide as-needed maintenance services for the Equipment installed at its Facilities. Contractor represents that it is qualified to provide such services and 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 on an as-needed basis all maintenance work for the Equipment as further detailed below:
 - a. Diagnostics, troubleshooting, and repair on the Equipment
 - b. Configuration changes – user adds/removes, credential management, camera angle adjustments, etc.
 - c. Firmware and Software updates as released by manufacturers
 - d. Remote and On-Site Support during business hours
 - e. Documentation updates as system changes occur.
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor 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.

4. **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 15 days' prior written notice to the Contractor. Contractor may terminate this Agreement, in whole or in part, and without cause or penalty, upon thirty days' prior written notice to the District.
5. **Compensation.**
 - a. The District agrees to compensate the Contractor for the work described above in the amount of **\$150.00 per hour.**
 - i. Service shall be billed by the hour (and only when used)
 - ii. 1-hour minimum per ticket
 - iii. Emergency / Same-Day On-Site Services shall be billed at \$225.00 per hour.
 - b. The Contractor shall provide the District with an invoice for the work performed the previous month.
 - c. The District agrees to pay to the Contractor within 30 days of receipt of invoices from Contractor.
6. **Term and Renewal.** This Agreement shall be effective on a month-to-month basis and shall automatically renew each month until terminated by either Party as outlines in Section 4 of this Agreement.
7. **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.
8. **Warranties.**
 - a. The Contractor warrants that the work (a) conforms to the requirements of the 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. If within the applicable warranty period in the proposal after the date of final payment by the District any portion of the work is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. These time periods shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such portion of the work.
 - c. Contractor's warranty in this section is in addition to and does not limit in any way

District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.

- d. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
 - e. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
 - f. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
9. **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.
10. **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.
11. **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.
12. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
13. **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.
14. **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.

- 15. Insurance.** 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.
- 16. 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 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.
- 17. 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.
- 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-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.

20. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

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

22. Public Records.

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

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

- 23. 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.
- 24. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county the District is located.
- 25. 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.
- 26. 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.
- 27. Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
- 28. 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.
- 29. 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.
- 30. 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.

To the District:

c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: Kristee Cole
kristee.cole@inframark.com

To the Contractor:

Omnivue Technologies
1968 Indian Trails Court
Lakeland, FL 33813
Attn: Eddie
eddie@omnivuetech.com

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

32. 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.

Omnivue Technologies, LLC

Signed by:



Name: Eddie Martinez

Title: Owner

**Two Rivers East Community
Development District**

Signed by:



Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors



TWO RIVERS EAST CDD

Field Inspection Report - August 2026

Tuesday, July 28, 2026

Prepared For Board of Supervisors

10 Items Identified

Paul Young

District Field Inspector

Green - Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

Item 1 - N US Hwy 301

Due By: Wednesday, August 5, 2026

Assigned To: Down 2 Earth / Juniper Landscape

Main Entrance Landscape:

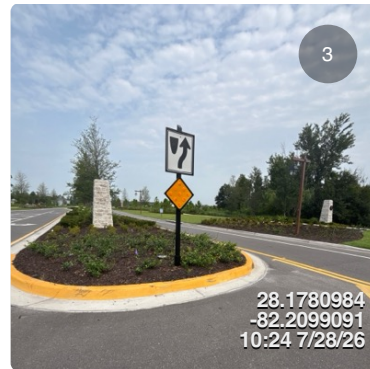
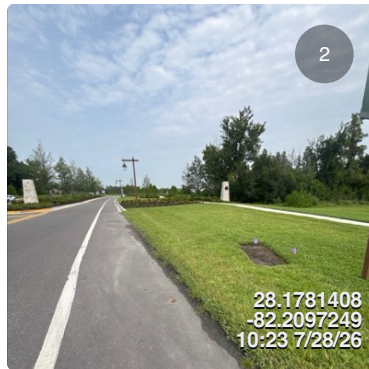
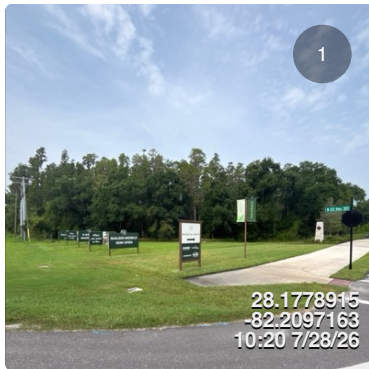
* The main entrance landscape continues to have missing plant material that should be replaced to restore a full, balanced appearance.

Landscape Enhancement:

* To create a consistent appearance with the SR 56 entrance, provide an estimate to remove and replace the remaining struggling plants.

* Utilize the same plant palette installed at the SR 56 entrance to establish a uniform landscape theme and improve the overall curb appeal of the community.

* Include a proposed installation schedule with the estimate to complete the enhancement in a timely manner.



Item 2 - Plant Replacements US 301 landscape beds

Immediate

Due By: Monday, August 3, 2026

Assigned To: Coastal

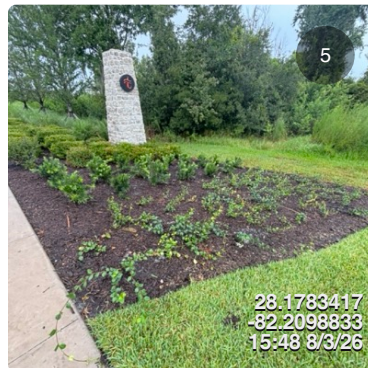
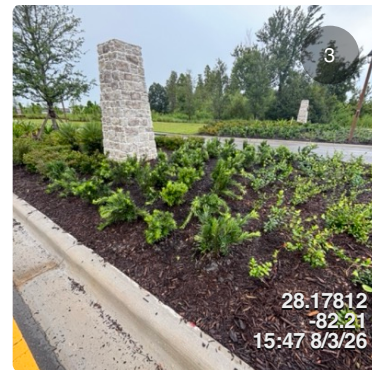
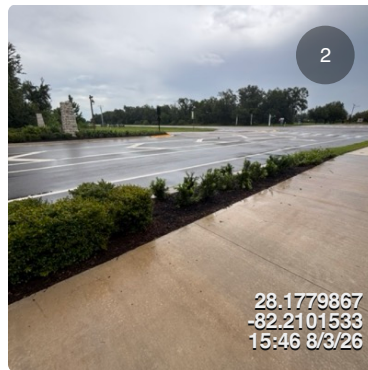
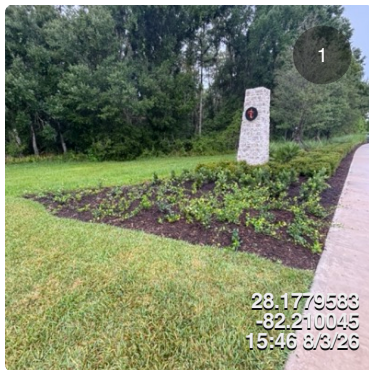
Item Completed: Yes

Project Scheduling:

* Due to project time constraints and inspection protocol, Coastal was given the opportunity to submit an estimate, which was subsequently approved.

Contractor Selection:

* Coastal's immediate scheduling availability better aligned with the required project completion timeline, allowing the work to proceed within the established deadlines.



Item 3 - Lodge Grass Blvd - Creekwood Community

Immediate

Due By: Monday, August 3, 2026

Assigned To: Juniper Landscape

Item Completed: Yes

Tree Stabilization:

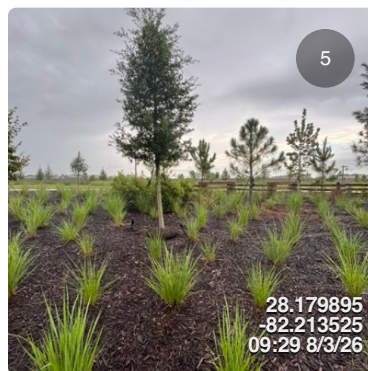
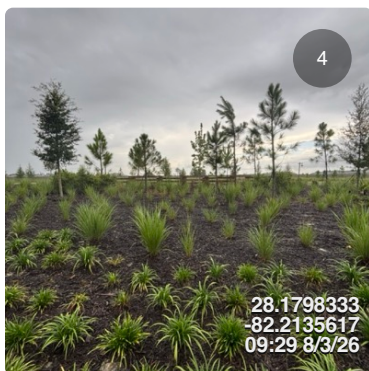
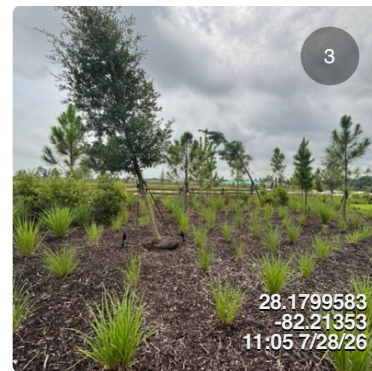
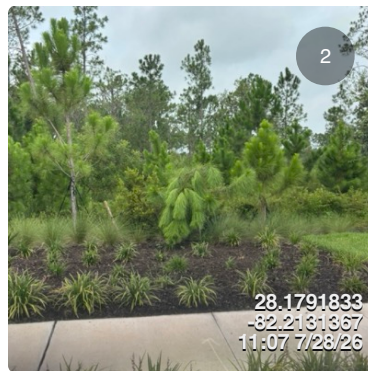
- * Juniper has installed support systems for the leaning trees throughout this area.
- * Due to oversaturated soil conditions, the tree root systems are currently unable to adequately support the trees on their own.

Irrigation:

- * Irrigation has been temporarily turned off to allow the soil to dry.
- * Frequent rainfall is currently providing sufficient moisture for the landscape while reducing the risk of further soil saturation.

Landscape & Pond Maintenance:

- * All remaining landscape maintenance and pond bank mowing continue to be performed on schedule and in accordance with the approved scope of work.



Item 4 - Broward Drive

Due By: Friday, August 7, 2026

Assigned To: Juniper Landscaping

Creekwood Landscape:

* Several landscape beds are missing plant material. The landscape vendor is responsible for keeping management informed of all plant removals, including the reason each plant was removed and whether replacement is recommended.

Plant Health:

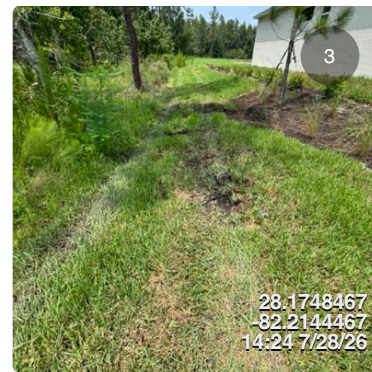
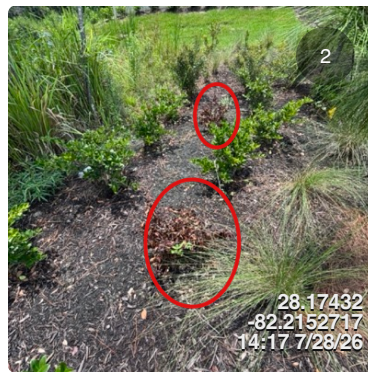
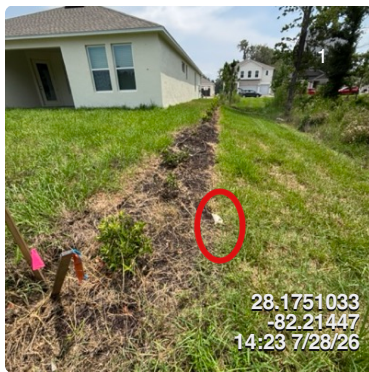
- * Multiple plants identified during this inspection are declining due to standing water.
- * Remove all unsightly or nonviable plant material and document each removal for management records and warranty review, if applicable.

Bed Maintenance:

- * Landscape beds adjacent to conservation areas require additional detailing.
- * Maintain a clear separation between natural vegetation and groomed landscape beds to preserve a clean, defined appearance.

Utility Access:

- * Ensure all manhole covers remain visible and accessible.
- * Cut back any vegetation encroaching around utility structures during each maintenance visit to maintain safe access for inspections and servicing.



Item 5 - Ackley Community

Due By: Friday, August 7, 2026

Assigned To: Down 2 Earth

Arrowview Lane Community Entrance:

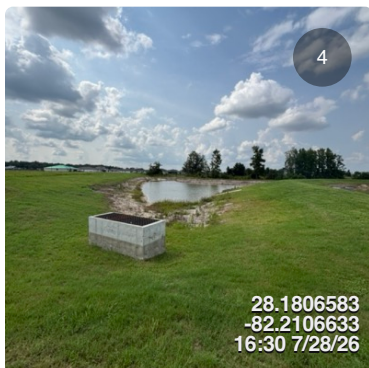
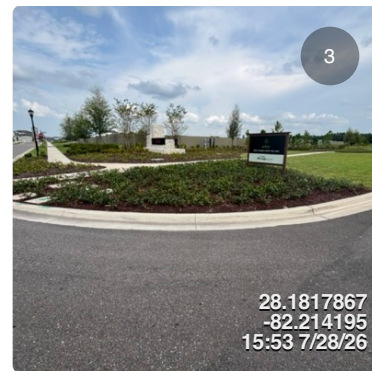
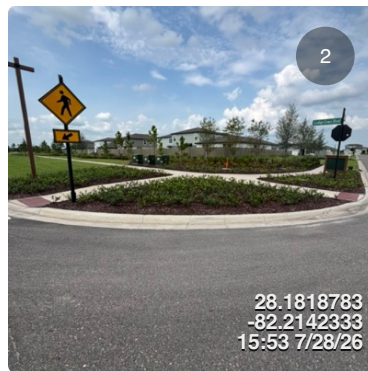
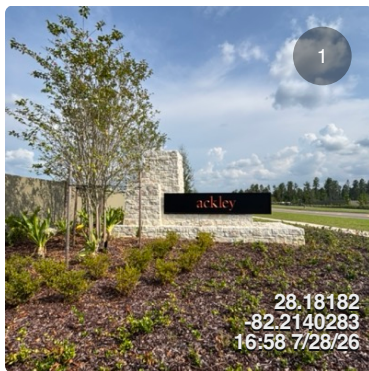
- * The Arrowview Lane community entrance is clean, attractive, and well maintained.
- * Sod, edging, and landscape detailing are being performed in accordance with the scheduled maintenance scope.

Pond #7 – Brekey Way:

- * Pond bank mowing is performed by Down To Earth, and aquatic treatments are provided by Sitex Aquatics.

Pond Shoreline Maintenance:

- * Pond banks shall be line-trimmed to the high-water mark, extending as far along the littoral shelf as can safely be reached with a handheld trimmer.
- * During periods of low water, shoreline weeds develop rapidly and create an unsightly appearance, resulting in numerous resident complaints.
- * Ensure the shoreline remains free of excessive weeds while the aquatic contractor treats aquatic vegetation, providing a clean and well-maintained transition between the pond bank and the water's edge.



Item 6 - Fieldcrest

Due By: Friday, August 7, 2026

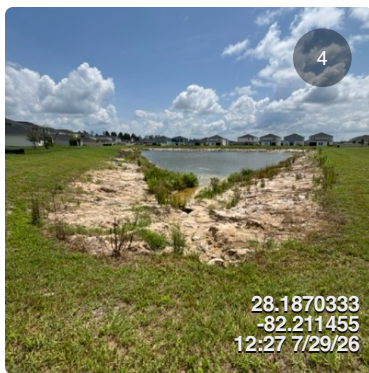
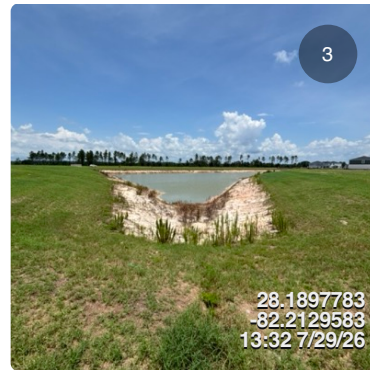
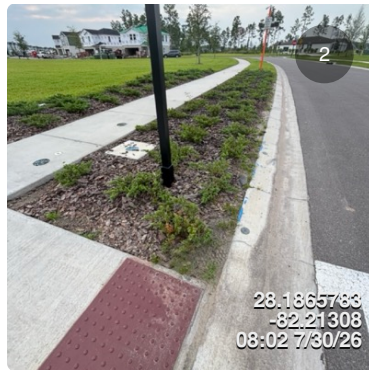
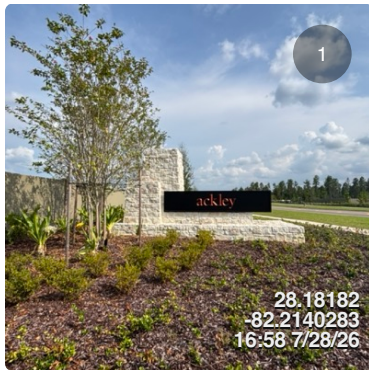
Assigned To: Down 2 Earth

Fieldcrest Community Signage:

- * The Fieldcrest community signage bed is well maintained and presents a clean, attractive appearance.
- * Minor weed growth has been observed within the juniper beds. Ensure all weeds are pulled and removed during each scheduled service visit to maintain a neat, well-defined landscape.

Pond #4 – Thornhedge Drive & Pond CF6 – Sagemoor Drive:

- * Water levels remain low at both ponds.
- * Hand trimming of weeds along the high-water mark, extending as far into the littoral shelf as can be safely reached, is a required maintenance activity and is non-negotiable.
- * Consistent shoreline maintenance during each scheduled service will significantly reduce the unsightly appearance caused by rapid weed growth during periods of low water.
- * Continue routine maintenance to provide a clean, well-maintained shoreline that meets community expectations.



Item 7 - Archer Community

Due By: Friday, August 7, 2026

Assigned To: Juniper Landscape

Steeple Springs Lane Entrance:

* Entrance landscape beds must be maintained to community standards and present a clean, welcoming appearance.

Weed Control:

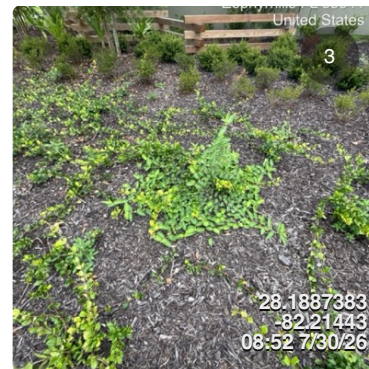
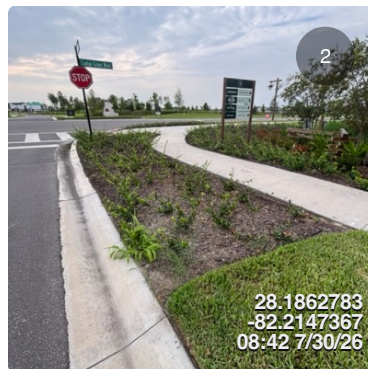
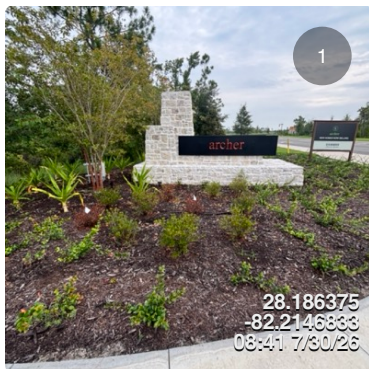
* Implement a routine weed control program to prevent visible weed growth from becoming established and unsightly between scheduled service visits.

Plant Material:

* Remove all dead plants previously identified and marked with InfraMark flags.

* Document the quantity and location of all removed plant material.

* Submit a report to InfraMark that includes plant counts and a replacement estimate to restore the landscape to its intended appearance.



Item 8 - Two Rivers East - SR56 Entrance

Immediate

Due By: Friday, August 7, 2026

Assigned To: Coastal

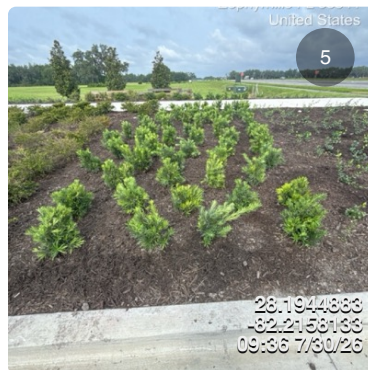
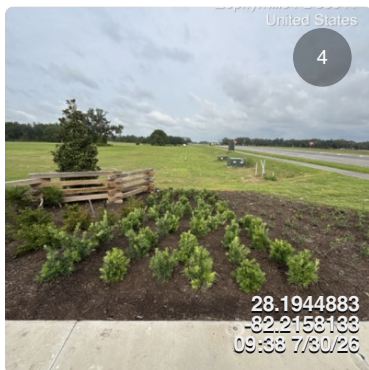
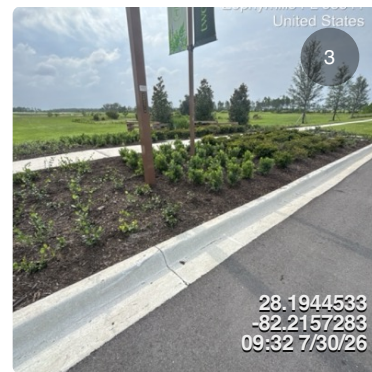
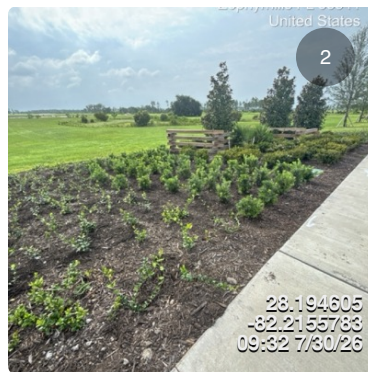
Item Completed: Yes

Project Scheduling:

* Due to project time constraints and inspection protocol, Coastal was given the opportunity to submit an estimate, which was subsequently approved.

Contractor Selection:

* Coastal's immediate scheduling availability better aligned with the required project completion timeline, allowing the work to proceed within the established deadlines.



Item 9 - The Nest

Assigned To: Down 2 Earth

The Nest – Amenity Center:

* The Nest has recently opened for residential use and presents a clean, organized, and inviting atmosphere for residents and guests.

Facility Operations:

* All restrooms, showers, and water fountains are fully operational and functioning as designed.

Rental Space:

* The rental area is neat, clean, well organized, and ready for resident use.

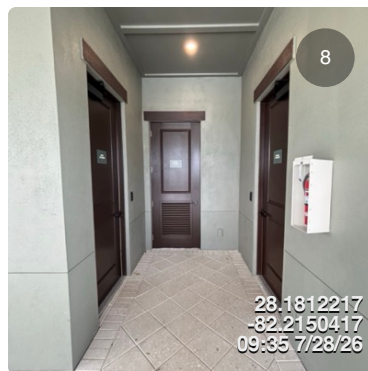
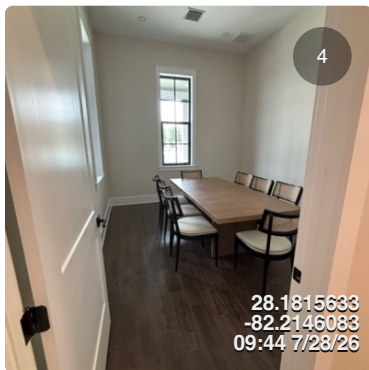
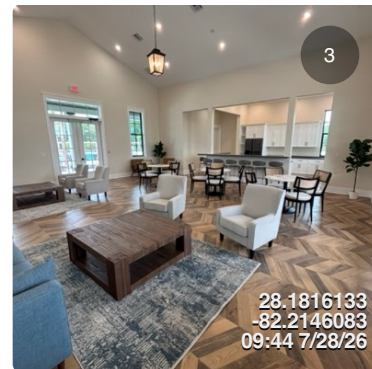
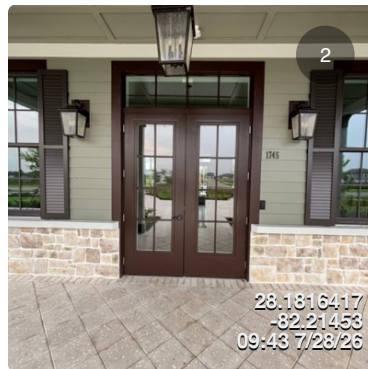
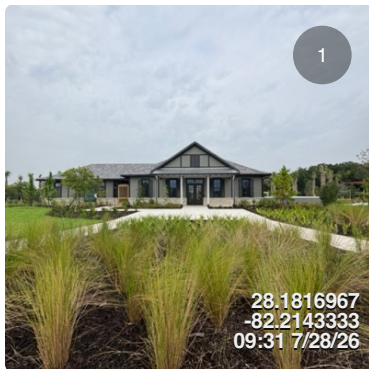
Pool & Amenity Furniture:

* Pool furniture is clean, intact, and properly arranged.

* Two pool umbrellas were damaged during unusually high winds and have been removed for safety. Replacement should be scheduled as needed.

Recreational Amenities:

* Floor games and recreational amenities are clean, well maintained, and provide a welcoming environment for residents and visitors.



Item 10 - Amenity Facilities

Assigned To: District Manager

Pool Area:

- * The pool is clear, blue, and well maintained.
- * Pool rules are clearly posted and visible upon entry.

Playground:

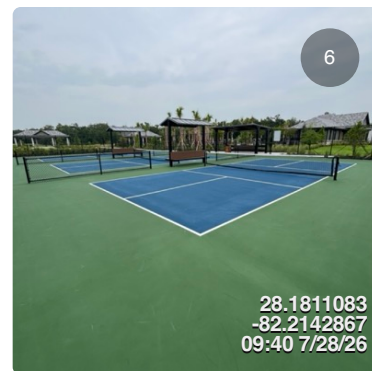
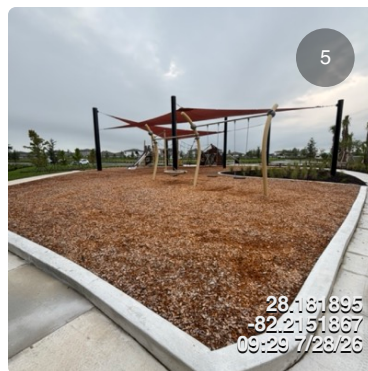
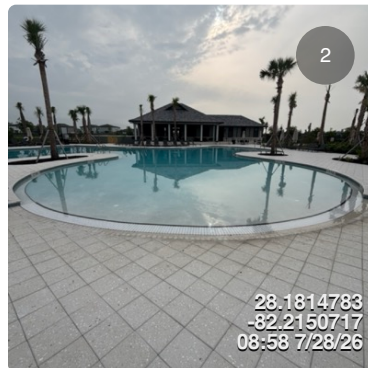
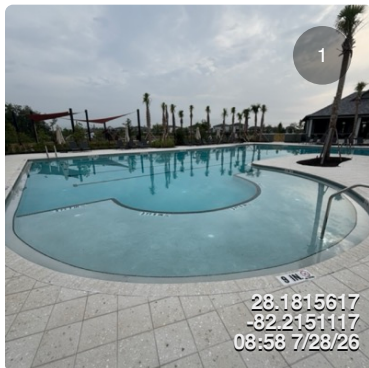
- * Playground rules are prominently displayed at the entrance to the playground area.
- * Playground equipment is intact, safe, and in good operating condition.

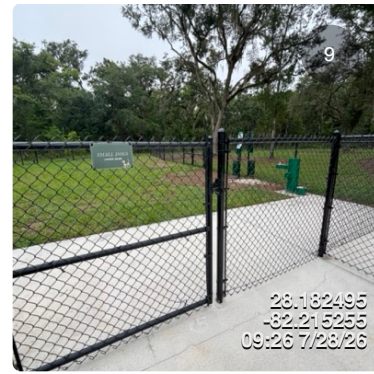
Pickleball Courts:

- * Pickleball courts are clean, well maintained, and ready for use.
- * Court rules are clearly displayed and easily visible.

Dog Parks:

- * Two separate dog parks are provided to accommodate large and small dogs.
- * Signage identifying each designated area is clearly displayed.
- * Water fountains in both dog park sections are operational and functioning properly.







MONTHLY REPORT

AUGUST, 2026



TWO RIVERS EAST CDD
LODGE GRASS BLVD
ZEPHYRHILLS, FL 33541
48 PONDS



SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



Pond #CF4 Treated For Algae and Shoreline Vegetation.



Pond 11 Treated for Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #14 Treated for Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #CF2 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #CF1 Treated for Algae and Shoreline Vegetation.



MONTHLY REPORT

AUGUST, 2026



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Pond #14 Treated for Shoreline Vegetation.



Pond #16 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #CF2 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #CF1 Treated for Algae and Shoreline Vegetation.