

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 19, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Two Rivers East Community Development District

Board of Supervisors

Nicholas Dister, Chair
Carlos de la Ossa, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Mike Rainer, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, September 19, 2023, at 11:00 a.m.

The Regular Meetings of Two Rivers East Community Development District will be held on **September 19, 2023, 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 Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

<https://zoom.us/j/95709614632?pwd=WoY1ZlaithVkdYbUJnREs4clpIUT09>

Meeting ID: 957 0961 4632 Passcode: 450559

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-40; Redesignation of Officers.....Tab 01
 - B. Ratification of Developer Funding Agreement for Fiscal Year 2023/2024Tab 02
 - C. Consideration of Resolution 2023-41; Adopting the Final Terms of the 2023 Bonds.....Tab 03
 - D. Consideration of Resolution 2023-42; Designated Use of Series 2023 Bond
Capital Improvement FundsTab 04
 - E. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the August 15, 2023, MeetingTab 05
 - B. Consideration of Operation and Maintenance Expenditures July - August 2023Tab 06
 - C. Acceptance of the Financials and Approval of the Check Register for August 2023.....Tab 07
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

*The next regularly scheduled meeting is October 17, 2023, at 11:00 a.m.

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:

SpringHill Suites
16615 Crosspointe Run
Land O' Lakes, FL 34638

RESOLUTION 2023-40

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

| | |
|--------------------------|---------------------|
| <u>Carlos de la Ossa</u> | Chair |
| <u>Nicholas Dister</u> | Vice-Chair |
| <u>Brian Lamb</u> | Secretary |
| <u>Eric Davidson</u> | Treasurer |
| <u>Angie Grunwald</u> | Assistant Secretary |
| <u>Ryan Motko</u> | Assistant Secretary |
| <u>Thomas Spence</u> | Assistant Secretary |
| <u>Mike Rainer</u> | Assistant Secretary |

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

PASSED AND ADOPTED THIS 19th DAY OF September, 2023.

ATTEST:

**TWO RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman/ Vice Chairman

**FY 2023-2024 Operations and Maintenance
Budget Funding Agreement
(Two Rivers East Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 15, 2023, 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 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG-Two Rivers, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, 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 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

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 2023-2024 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 2023-2024 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 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 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 2023-2024 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 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$60,122.42 in accordance with the FY 2023-2024 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 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, 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 2023-2024. 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 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 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 2023-2024 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. **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.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.

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

Name: Nicolas Dister
Title: Vice President

Two Rivers East Community
Development District

Name: Carolyn LaDoss
Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2023-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2023 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2023 SPECIAL ASSESSMENT BONDS; ADOPTING THE REPORT OF THE DISTRICT ENGINEER – SPECIAL ASSESSMENT REVENUE BONDS - SERIES 2023 (ASSESSMENT AREA ONE); ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Two Rivers East Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated November 9, 2022 (the “**Engineer’s Report**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$26,260,000 Special Assessment Bonds, Series 2023 (the “**Series 2023 Bonds**”) to finance the Assessment Area One (the “**2023 Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2023 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2023 Bonds;

WHEREAS, the Series 2023 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated November 15, 2022, and adopted pursuant to Resolution No. 2023-32 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2023 Bonds have been established, it is necessary to approve the First Supplemental Special Assessment Methodology Report dated May 19, 2023 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One) dated May 9, 2023 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings**. The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer's Report is hereby approved and ratified.
- c. The 2023 Project will serve a proper, essential, and valid public purpose.
- d. The 2023 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2023 Project to be financed with the Series 2023 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
- e. The Series 2023 Bonds will finance the construction and acquisition of a portion of the 2023 Project.
- f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Series 2023 Bonds.** The special assessments for the Series 2023 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 19th day of September 2023.

Attest:

**Two Rivers East Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A – First Supplemental Special Assessment Methodology Report dated May 19, 2023
Exhibit B – Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One) dated May 9, 2023

Exhibit A
First Supplemental Special Assessment
Methodology Report dated May 19, 2023

Exhibit B
Report of the District Engineer – Special
Assessment Revenue Bonds – Series 2023
(Assessment Area One) dated May 9, 2023

**Two Rivers East Community
Development District**

Report of the District Engineer –
Special Assessment Revenue Bonds –
Series 2023 (Assessment Area One)



Prepared for:
Board of Supervisors
Two Rivers East Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

May 9, 2023



Two Rivers East CDD

Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One)

May 9, 2023

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1.0 INTRODUCTION

The Two Rivers East Community Development District ("the District") encompasses approximately 645.185 acres in Pasco County, Florida. The District is located within Sections 28, 29 and 33, Township 26 South, Range 21 East and is vacant land located at the northwest corner of US Highway 301 and the Hillsborough/Pasco County line and bound by the SR 56 extension to the north and Two Rivers West Community Development District to the west.

See Appendix A for a Vicinity Map, the Legal Description and Sketch of the District, and the Legal Description and Sketch of Assessment Area One.

2.0 PURPOSE

The District was established by Pasco County Ordinance 22-52 effective on September 23, 2022 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned within the District.

See Appendix B for the Site Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owners EPG-Two Rivers, LLC, EPG Two Rivers Holdings VI, EPG Two Rivers Holdings IX, and EPG Two Rivers Holding X currently plans to build 1,210 single-family residential units within the Assessment Area One.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, reclaimed water, an amenity and associated professional and permit fees. Master Improvements that benefit all of the units within the District include the off-site improvements required to get services to the District, the collector road and its associated public improvements, the amenity and the associated permit and professional fees for these improvements. Subdivision Improvements include the subdivision streets and their associated public improvements and the associated permit and professional fees.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.



Two Rivers East CDD

Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One)
May 9, 2023
Page 3 of 5

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berthing, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities. The storm sewer systems within collector road rights-of-way are anticipated could be owned and maintained by Pasco County. The storm sewer systems within the subdivision street rights-of-way will be owned and maintained by the District.

4.2 WATER SUPPLY

The District is located within the Pasco County Utilities Services Department's service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include a series of looped water mains which will supply potable water and service and fire protection to the District.

The water supply systems will be designed in accordance with Pasco County Utilities Standard for Design and Construction. It is anticipated that Pasco County will own and maintain these facilities.



Two Rivers East CDD

Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One)

May 9, 2023

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4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County Utilities Services Department service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include a gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District, and reclaimed water.

All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County Utilities Standards of Design and Construction. It is anticipated that Pasco County will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

Collector roads have been designed in accordance with the Pasco County Engineering Services Project Management/Design Division technical standards and will be owned and maintained by the Pasco County. The subdivision streets will be designed in accordance with the Pasco County Engineering Services Project Management/Design Division technical standards and will be owned and maintained by the District.

4.5 AMENITY

An 8.5 acre community amenity facility is planned and will be owned and maintained by the District.

4.6 SR 56 AND US HIGHWAY 301 OFFSITE IMPROVEMENTS

An offsite water main, force main, and reclaimed water main are required to extend service into the District. These are considered master costs and include approximately 7000 l.f. of 16" PVC water main, 5800 l.f. of 12" PVC force main, and 6800 l.f. of PVC and HDPE reclaimed water main within the SR 56 right-of-way with extensions into the future Coats Road and Lodge Grass Boulevard rights-of-way for connections to existing mains and line extensions into the District. The portion of the total estimated construction cost of these improvements that are associated with the Two Rivers East units is 50%, and the cost estimate shown in Appendix C reflects the District's proportionate share of such costs.

Minor offsite roadway improvements are also required within the SR 56 and US Highway 301 rights-of-way.



Two Rivers East CDD

Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One)

May 9, 2023

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4.7 ENVIRONMENTAL

Environmental impacts to wetlands and gopher tortoises are required for the construction of the public improvements and community facilities. Mitigation for these impacts will also be required to off-set the impacts. Payment of the mitigation will be determined based on the impacts that occur on land containing only public improvements and only that portion of the mitigation costs associated with such lands will be funded with proceeds of the Series 2023 Bonds.

4.8 PROFESSIONAL SERVICES AND PERMITTING FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the master, subdivision, irrigation, and community amenity design, permitting, and construction. Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required, as well as, fees associated with assuring services to the District.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District is responsible for the functional development of the lands within the District and such public improvements and facilities are located within the boundary of the District except for any off-site improvements needed to extend services to the District.

Items of construction cost in this report are based on information provided by the Developer based on their decades of experience constructing single family subdivisions in the region, the current Site Plan and recently obtained construction bids for similar projects in the area that are currently under construction. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

A handwritten signature in black ink, appearing to read "Tonja L. Stewart".

Tonja L. Stewart, P.E.
Florida License No. 47704



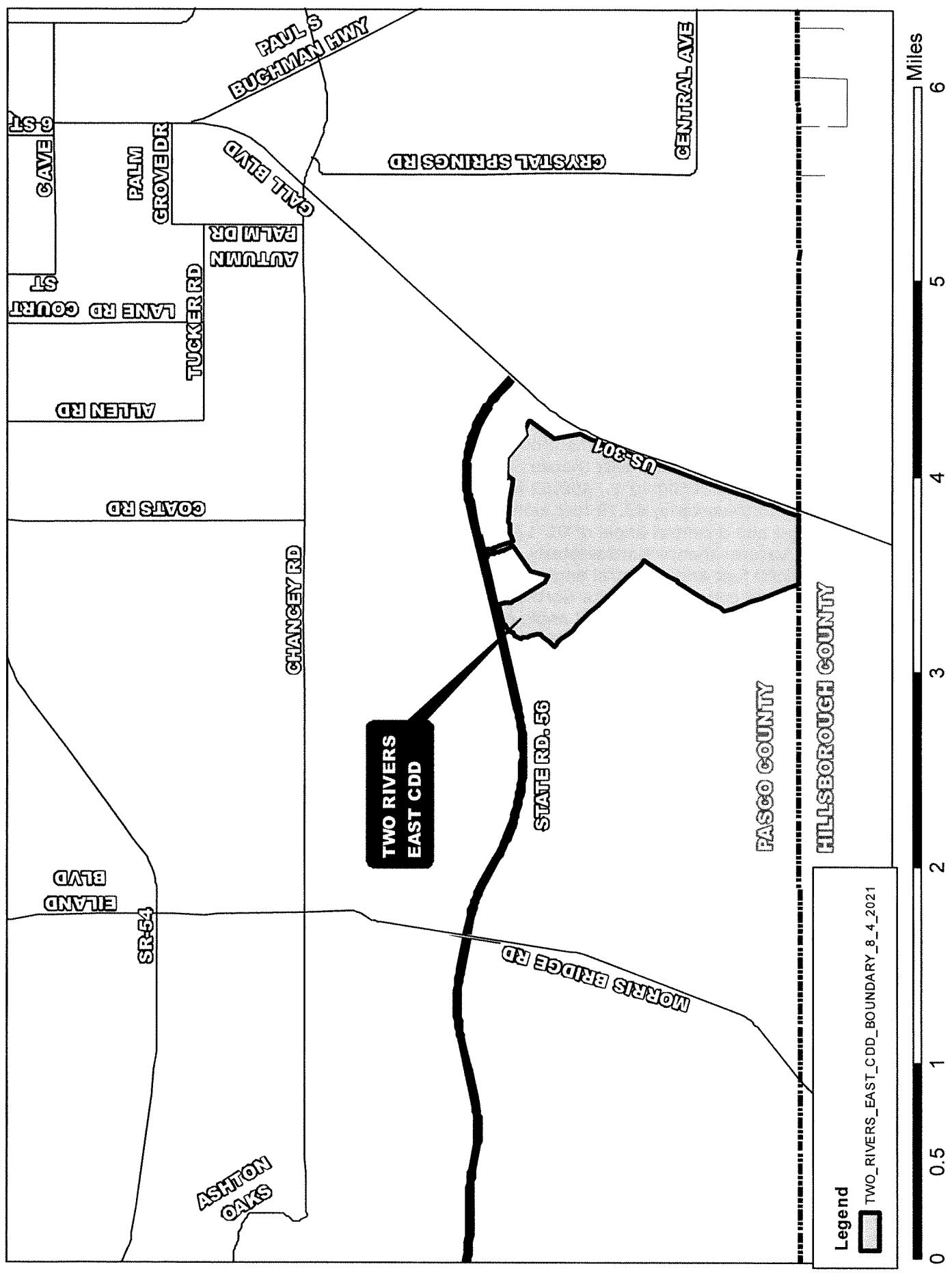
Two Rivers East CDD

Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One)

May 9, 2023

Appendix A VICINITY MAP, LEGAL DESCRIPTION OF THE DISTRICT, AND LEGAL DESCRIPTION AND SKETCH OF ASSESSMENT AREA ONE

TWO RIVERS EAST CDD LOCATION MAP



**TWO RIVERS
EAST COMMUNITY DEVELOPMENT DISTRICT**

DESCRIPTION: A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency;

LEGAL DESCRIPTION CONTINUES ON SHEET 2

**TWO RIVERS
EAST CDD**

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

DESCRIPTION SKETCH
(Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E.

| | | | |
|--------------------------|----------|----------------------|------|
| 2 | 12/21/21 | Revised Bdry & Legal | VBR |
| 1 | 07/01/21 | Revised Bdry & Legal | VBR |
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| REVISIONS | | | |
| SHEET NO. 1 OF 13 SHEETS | | | |

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CONTINUATION OF LEGAL DESCRIPTION FROM SHEET 1

thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING**.

Containing 645.185 acres, more or less.

**TWO RIVERS
EAST CDD**Prepared For: **EPG-TWO RIVERS, LLC****DESCRIPTION SKETCH**
(Not a Survey)**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

| | | | |
|--------------------------|----------|----------------------|------|
| 2 | 12/21/21 | Revised Bdry & Legal | VBR |
| 1 | 07/01/21 | Revised Bdry & Legal | VBR |
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| | | REVISIONS | |
| SHEET NO. 2 OF 13 SHEETS | | | |

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

| | | |
|---|---------------------------------|---------------------------|
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| Date: 5-4-21 | Dwg: TWO RIVERS EAST-CDD-DS.dwg | |
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| SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E. | | |

CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|---------|-----------|--------|--------|---------------|
| 2 | 25.00 | 90°00'00" | 39.27 | 35.36 | N.57°59'27"W. |
| 3 | 25.00 | 90°00'00" | 39.27 | 35.36 | S.32°00'33"W. |
| 4 | 2029.00 | 07°06'55" | 251.97 | 251.81 | S.16°32'54"E. |
| 5 | 2040.00 | 04°23'38" | 156.45 | 156.41 | S.22°18'11"E. |
| 10 | 2050.00 | 01°12'26" | 43.19 | 43.19 | N.30°25'41"W. |
| 11 | 1000.00 | 03°56'07" | 68.68 | 68.67 | N.29°03'51"W. |
| 12 | 2171.00 | 14°06'21" | 534.49 | 533.14 | N.20°02'37"W. |
| 13 | 6052.15 | 06°59'35" | 738.68 | 738.22 | S.23°44'56"W. |

BASIS OF BEARINGS

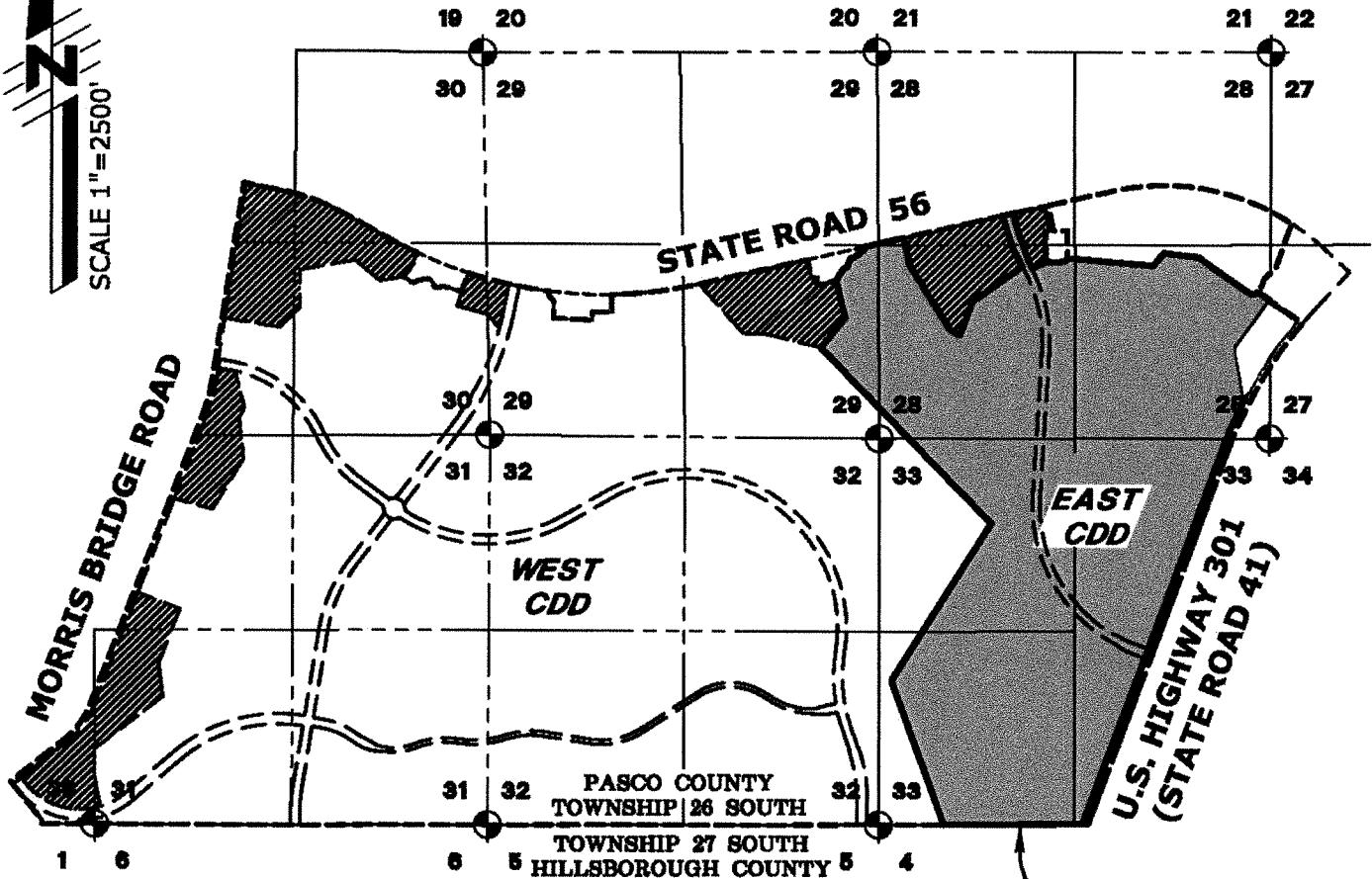
The South boundary of the Southwest 1/4 of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of N.89°33'33"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the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

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation
6. CDD - Community Development District
7. T.E.C.O. - Tampa Electric Company

TWO RIVERS EAST CDD

| | | | | | |
|---|--|--|---|--|--|
| | | | Prepared For: EPG-TWO RIVERS, LLC | | |
| | | | DESCRIPTION SKETCH (Not a Survey) | | |
| | | | SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL. | | |
| | | | Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>4498</u> | | |
| | | | AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200 | | |
| | | | Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNC. 21 E. | | |
| 2 12/21/21 Revised Bdry & Legal 1 07/01/21 Revised Bdry & Legal | | | VBR VBR Dwn. | | |
| No. Date Description | | | | | |
| REVISIONS | | | | | |
| SHEET NO. 3 OF 13 SHEETS | | | | | |
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SEE KEY
MAP ON
SHEET 5

LOCATION MAP

TWO RIVERS EAST CDD

Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeez Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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1 07/01/21 Revised Bdry & Legal

VBR
VBR

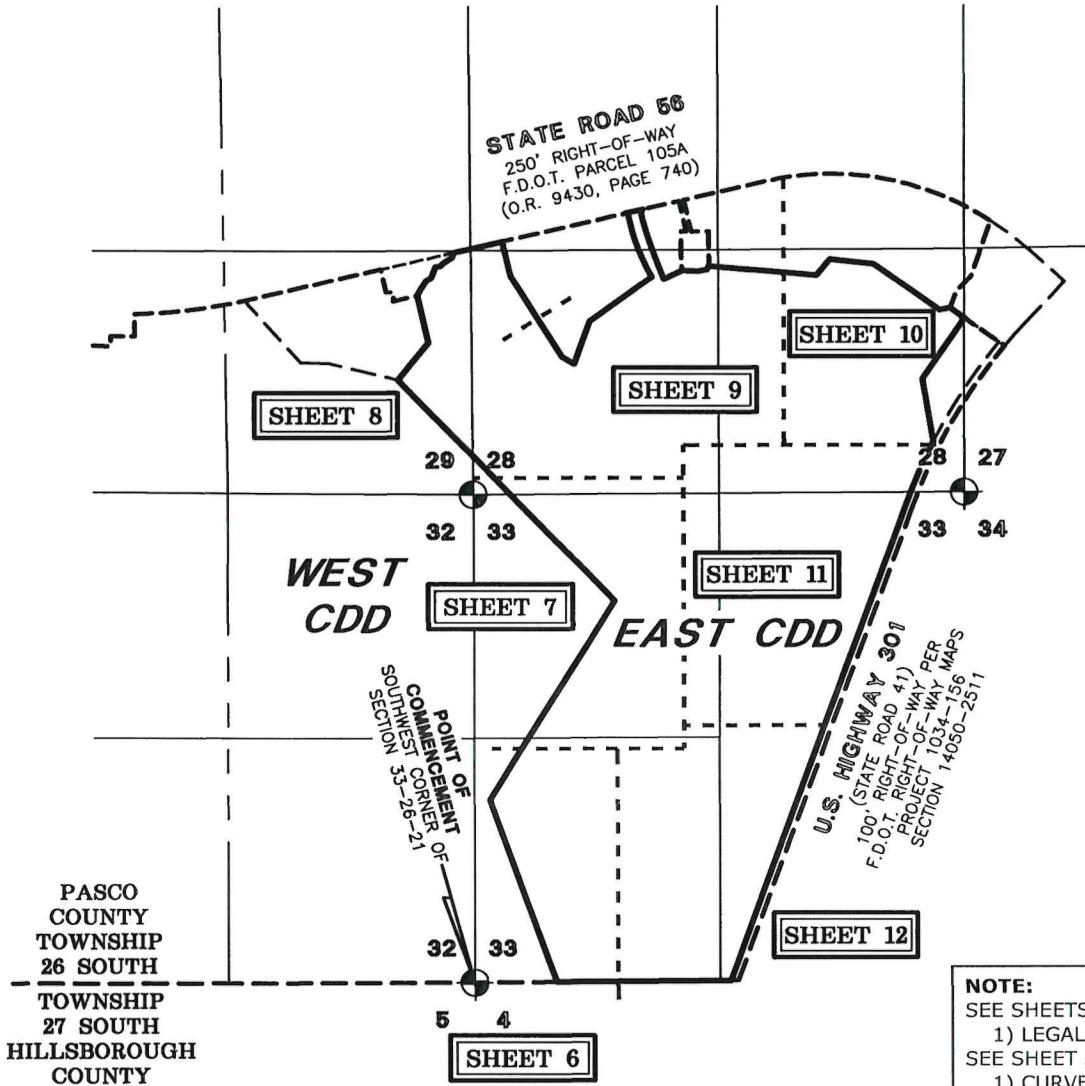
Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

REVISIONS

SHEET NO. 4 OF 13 SHEETS

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|---|---------------------------------|---------------------------|
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| Date: 5-4-21 | Dwg: TWO RIVERS EAST-CDD-DS.dwg | |
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| SEC'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E. | | |



NOTE:
SEE SHEETS 1&2 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 13 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

KEY MAP

TWO RIVERS EAST CDD

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

DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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| No. | Date | Description | Dwn. |

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FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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REVISIONS

SHEET NO. 5 OF 13 SHEETS

NOTE:
SEE SHEETS 1&2 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 13 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

SCALE 1"=400'

PASCO COUNTY
TOWNSHIP 26 SOUTH
TOWNSHIP 27 SOUTH
HILLSBOROUGH COUNTY

WEST CDD

EAST CDD

SEE SHEET 7

N.32°00'00"E. 2350.00'

N.20°00'00"N. 2095.31'

SOUTH BOUNDARY OF
THE SOUTHWEST 1/4 OF
SECTION 33-26-21
BASIS OF BEARINGS
REFERENCE LINE

32 33
N.89°33'33"E. 885.01'

POINT OF BEGINNING
S.89°33'33"W. 1759.94'

POINT OF
COMMENCEMENT
SOUTHWEST CORNER OF
SECTION 33-26-21

SEE SHEET 12

**TWO RIVERS
EAST CDD**

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

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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SEC'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

| No. | Date | Description | Dwn. |
|---------------------------------|----------|----------------------|------|
| 2 | 12/21/21 | Revised Bdry & Legal | VBR |
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| SHEET NO. 6 OF 13 SHEETS | | | |

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SEE SHEET 8

29 28
32 33



EAST CDD

N.44'00"00" W. 3331.08'

WEST CDD

NOTE:

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

N.32'00"00" E. 2550.00'

EAST CDD

**NORTHWEST 1/4 OF
SECTION 33-26-21**

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

SEE SHEET 6

**TWO RIVERS
EAST CDD**

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

DESCRIPTION SKETCH
(Not a Survey)

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

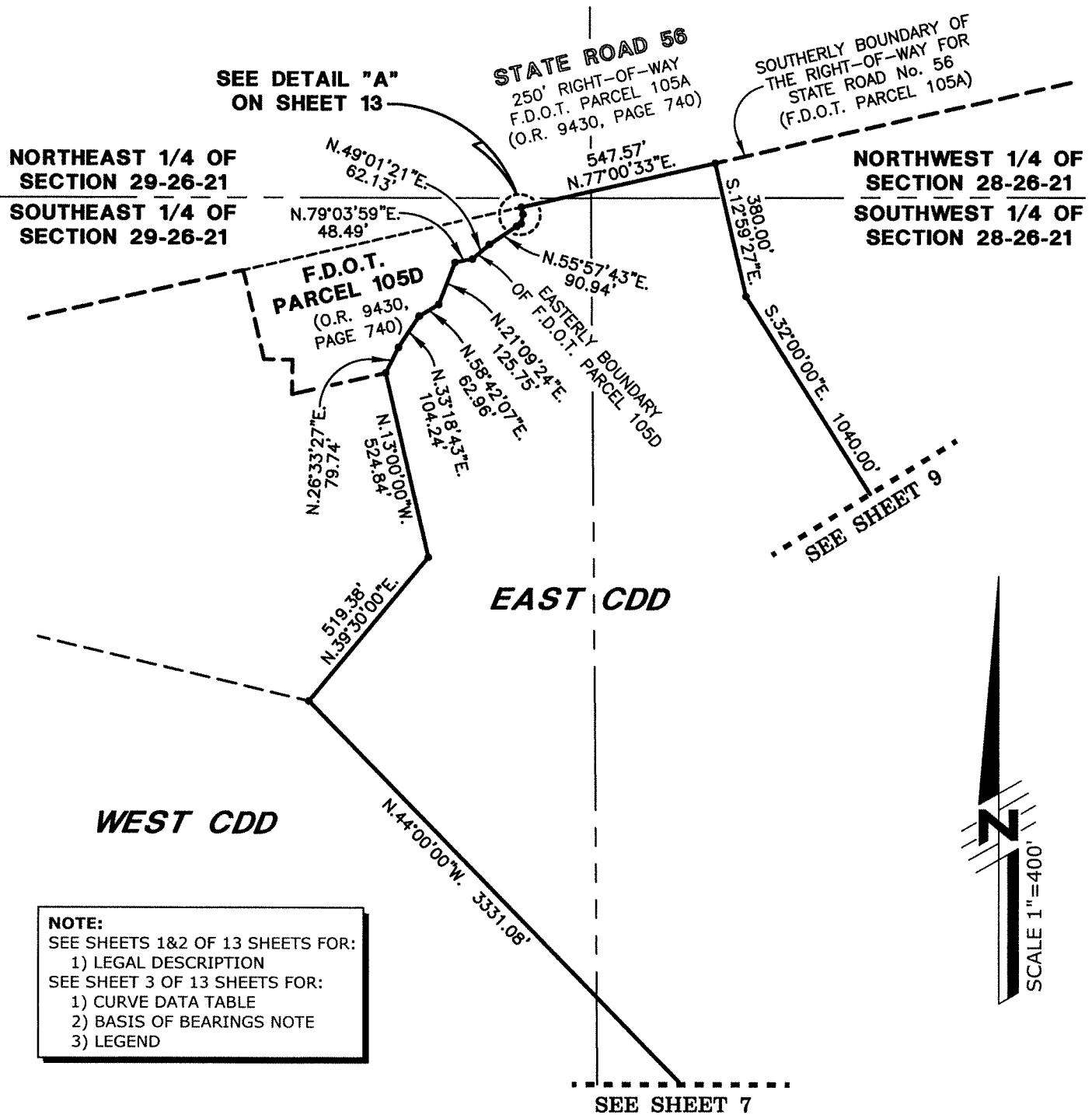
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|--------------------------|----------|----------------------|------|
| 2 | 12/21/21 | Revised Bdry & Legal | VBR |
| 1 | 07/01/21 | Revised Bdry & Legal | VBR |
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 7 OF 13 SHEETS | | | |

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

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

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| Date: 5-4-21 | Dwg: TWO RIVERS EAST-CDD-DS.dwg | |
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| SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E. | | |



TWO RIVERS EAST CDD

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

DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD

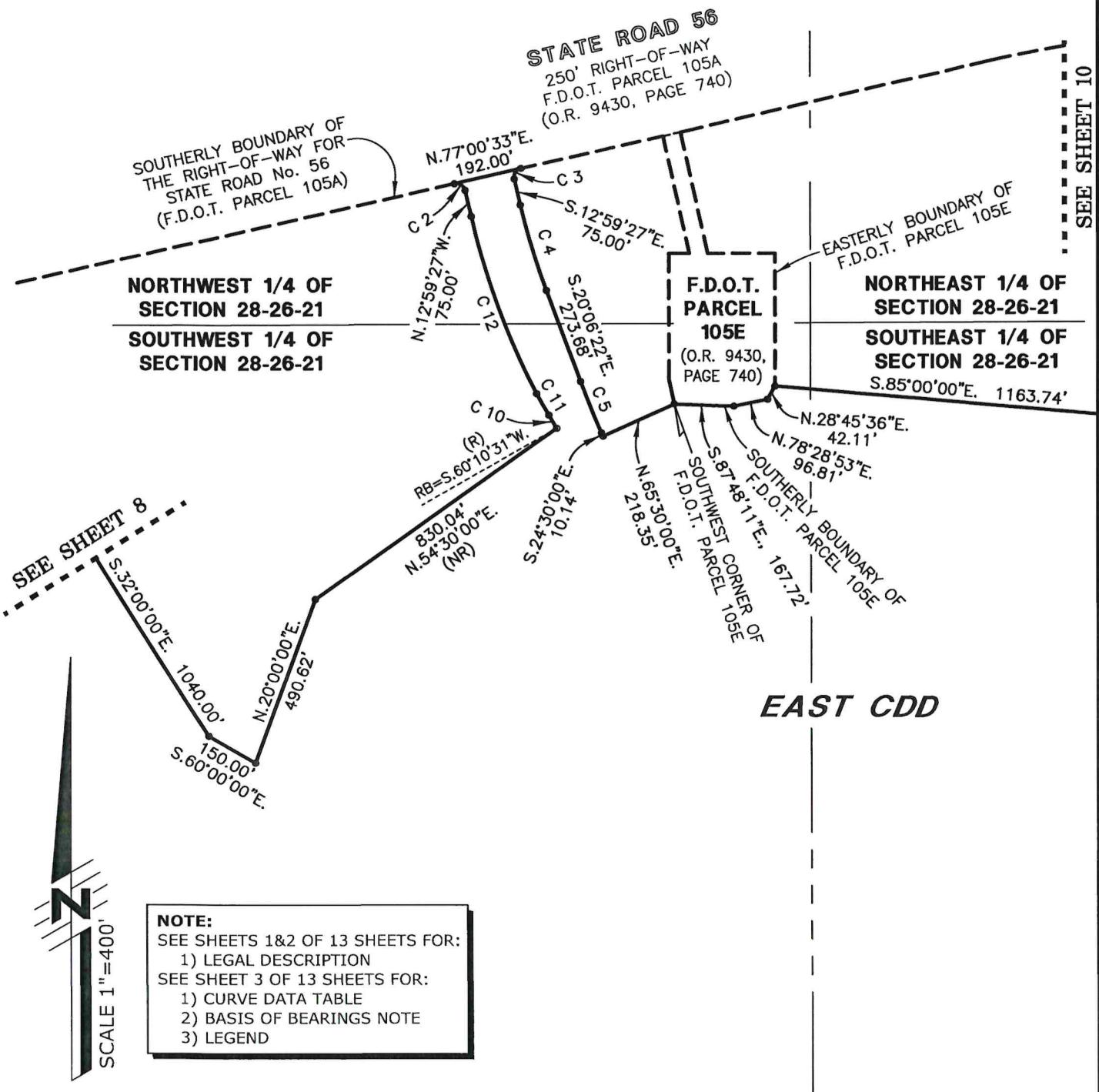
SEC.'S 27, 28, 29 & 33, TWP. 28 S., RNG. 21 E.

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| 2 | 12/21/21 | Revised Bdry & Legal | VBR |
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SHEET NO. 8 OF 13 SHEETS

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ARTHUR W. MERRITT
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498



SEE SHEET 11

**TWO RIVERS
EAST CDD**

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

DESCRIPTION SKETCH
(Not a Survey)

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

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

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Date: 5-4-21 Dwg: TWO RIVERS EAST-CDD-DS.dwg

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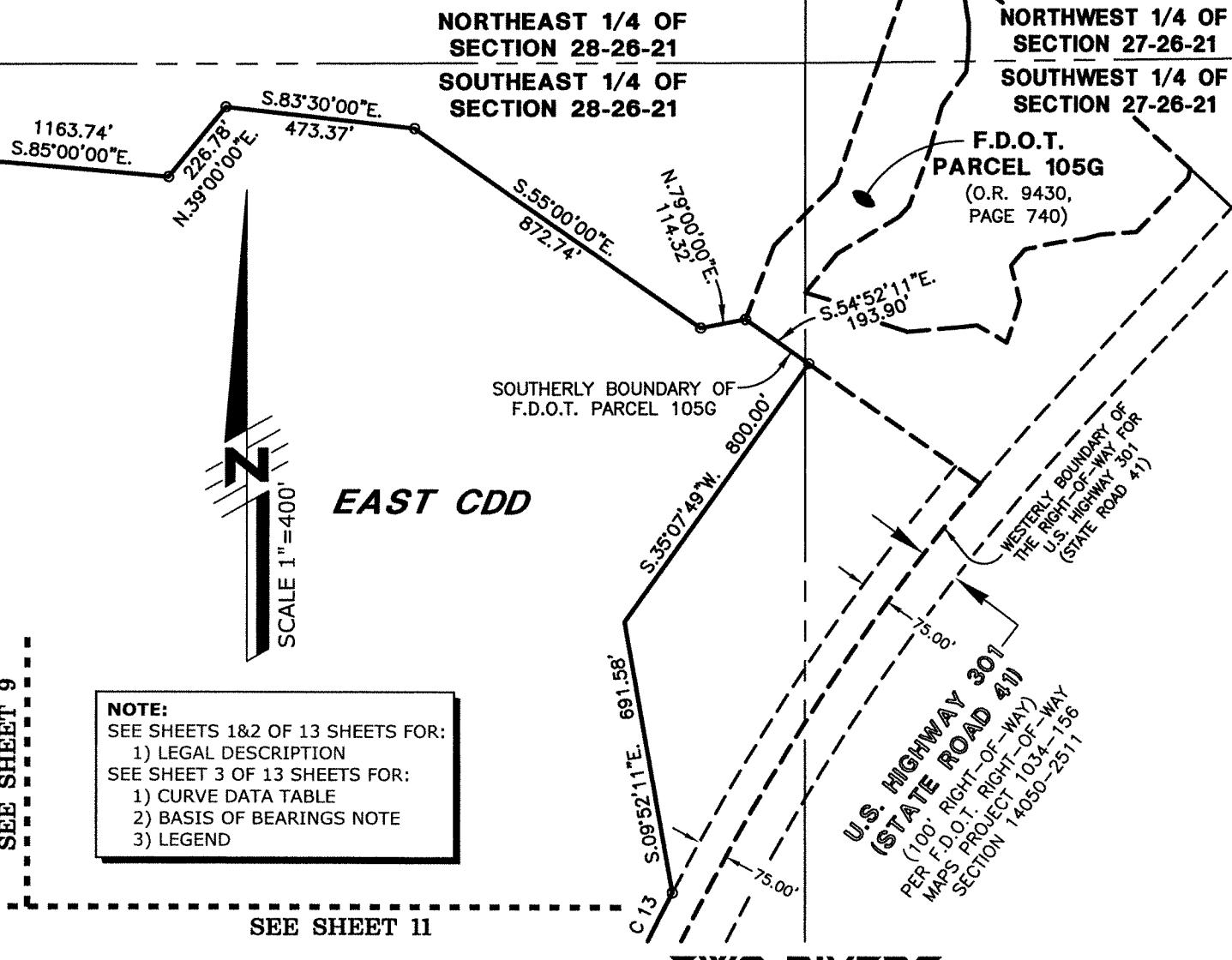
SEC'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

| No. | Date | Description | Dwn. |
|---------------------------------|----------|----------------------|------|
| 2 | 12/21/21 | Revised Bdry & Legal | VBR |
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| SHEET NO. 9 OF 13 SHEETS | | | |

SEE SHEET 9

SEE SHEET 9

SEE SHEET 11



SHEET NO. 10 OF 13 SHEETS

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

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

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| Date: 5-4-21 | Dwg: TWO RIVERS EAST-CDD-DS.dwg | |
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SEE SHEET 9

SEE SHEET 7

NORTHWEST 1/4 OF
SECTION 33-26-21
NORTHEAST 1/4 OF
SECTION 33-26-21

SEE SHEET 9

SEE SHEET 10

**SOUTHEAST 1/4 OF
SECTION 28-26-21
NORTHEAST 1/4 OF
SECTION 33-26-21**

EAST CDD

**U.S. HIGHWAY 301
(STATE ROAD 41)**
(100' RIGHT-OF-WAY)
PER F.D.O.T. RIGHT-OF-WAY
MAPS PROJECT 1034-156
SECTION 14050-2511

S.20°15'09" W 5504.94'
WESTERLY BOUNDARY OF
THE RIGHT-OF-WAY OF
(U.S. HIGHWAY 301
(STATE ROAD 41))



SEE SHEET 12

NOTE:
SEE SHEETS 1&2 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 13 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

**TWO RIVERS
EAST CDD**

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

DESCRIPTION SKETCH
(Not a Survey)

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

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No. Date Description Dwn.

REVISIONS

SHEET NO. 11 OF 13 SHEETS

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

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SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

SEE SHEET 11

SEE SHEET 7

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

SEE SHEET 6

EAST CDD

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

SOUTH BOUNDARY OF
THE SOUTHWEST 1/4 OF
SECTION 33-26-21
BASIS OF BEARINGS
REFERENCE LINE

S.89°33'33"W. 1759.94'

S.89°38'19"W.
116.15'

SOUTH BOUNDARY OF
THE SOUTHEAST 1/4 OF
SECTION 33-26-21

75.00'
S.20°15'09"W 5504.94'
WESTERLY BOUNDARY OF
THE U.S. HIGHWAY 301
(STATE ROAD 41)
U.S. HIGHWAY 301
F.100' (STATE ROAD 41)
F.D.O.T. RIGHT-OF-WAY PER
PROJECT 1034-156
SECTION 14050-2511



SCALE 1"=400'

NOTE:
SEE SHEETS 1&2 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
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1) CURVE DATA TABLE
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3) LEGEND

PASCO COUNTY
TOWNSHIP 26 SOUTH

TOWNSHIP 27 SOUTH
HILLSBOROUGH COUNTY

TWO RIVERS
EAST CDD

Prepared For: EPG-TWO RIVERS, LLC

DESCRIPTION SKETCH
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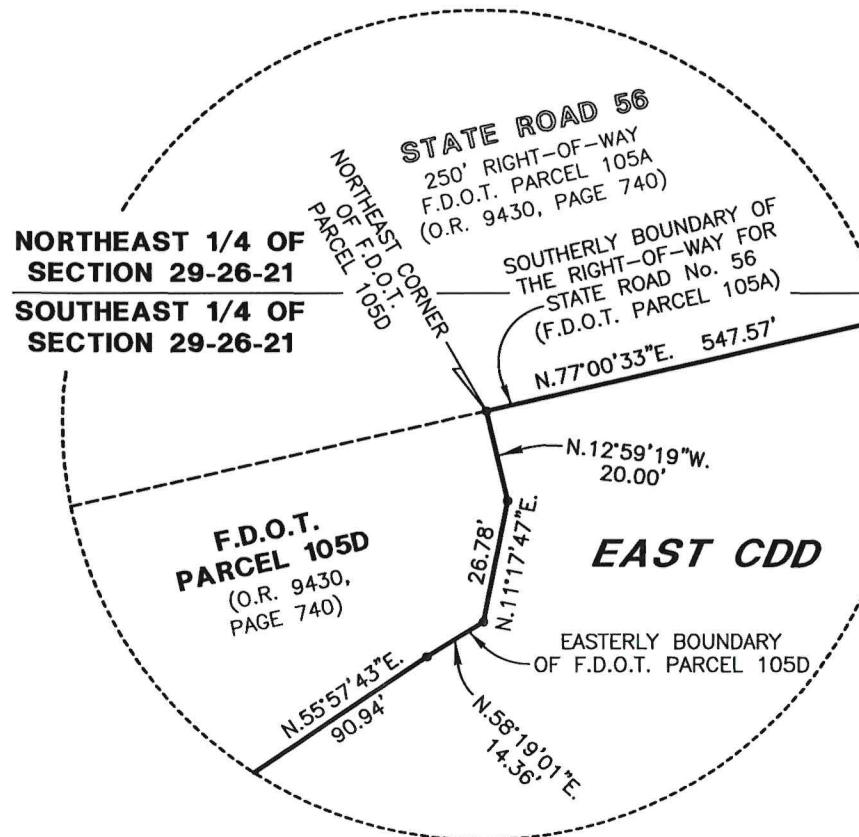
SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E.

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|---------------------------|----------|----------------------|------|
| 2 | 12/21/21 | Revised Bdry & Legal | VBR |
| 1 | 07/01/21 | Revised Bdry & Legal | VBR |
| No. | Date | Description | Dwn. |
| REVISIONS | | | |
| SHEET NO. 12 OF 13 SHEETS | | | |

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

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

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



DETAIL "A"

NOT TO SCALE
(SEE SHEET 8)

NOTE:

SEE SHEETS 1&2 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 3 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND



TWO RIVERS EAST CDD

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

DESCRIPTION SKETCH (Not a Survey)

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AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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| SEC.'S 27, 28, 29 & 33, TWP. 26 S., RNG. 21 E. | | |

| No. | Date | Description | VBR |
|---------------------------|----------------------|--|------------|
| 2 1 | 12/21/21 07/01/21 | Revised Bdry & Legal Revised Bdry & Legal | VBR VBR |
| REVISIONS | | | |
| SHEET NO. 13 OF 13 SHEETS | | | |

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

TWO RIVERS
EAST COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT AREA ONE

DESCRIPTION: A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No.

56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency; thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING.**

Containing 645.185 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(PARCEL F3)

DESCRIPTION: A parcel of land lying in Sections 27 and 28, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 2644.95 feet to the Southwest corner of the Southeast 1/4 of said Section 33; thence along the South boundary of said Southeast 1/4 of Section 33, N.89°38'19"E., 116.15 feet; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) N.20°15'09"E., 5504.94 feet to a point of curvature; 2) Northeasterly, 738.68 feet along the arc of a curve to the right having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing N.23°44'56"E., 738.22 feet); thence N.09°52'11"W., 408.41 feet to the **POINT OF BEGINNING**; thence N.82°00'00"W., 607.17 feet; thence N.46°00'00"W., 497.83 feet; thence N.10°00'00"W., 600.00 feet; thence N.18°00'00"W., 399.27 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to the Southwest corner of Florida Department of Transportation Parcel 105G, according to County Deed, recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 283.16 feet to the **POINT OF BEGINNING**.

Containing 34.665 acres, more or less.

ALTOGETHER Containing 610.520 acres, more or less.

AMI-EPG-TR-018

P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD\CDD Assessment Area One\TWO-RIVERS-EAST-CDD-ASSESSMENT AREA 1.doc

WFS

May 4, 2021

VBR

(Revised) June 25, 2021

VBR

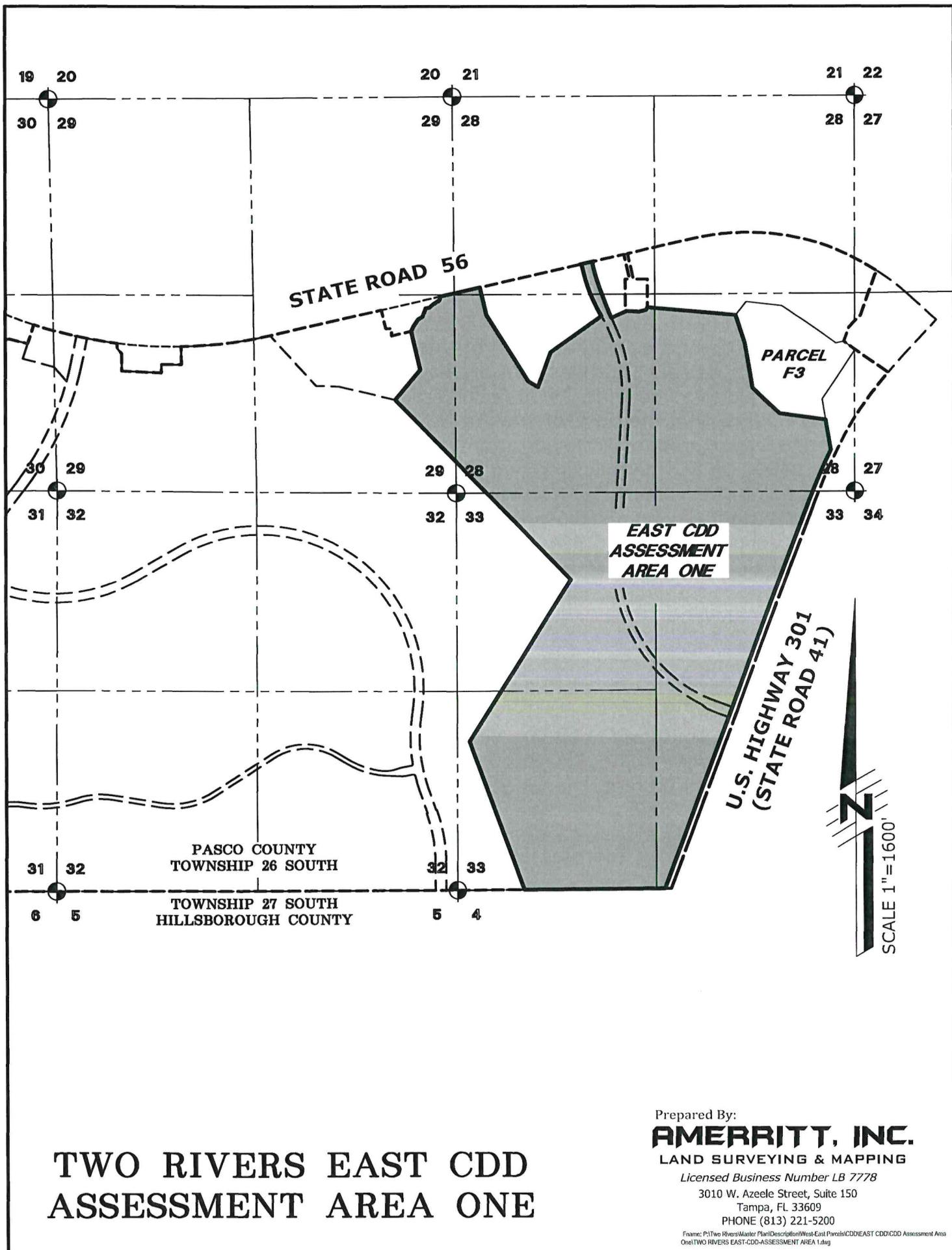
(Revised) July 01, 2021

VBR

(Revised) December 21, 2021

VBR

(Added Less and Except F3) April 18, 2023





Two Rivers East CDD

Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One)
May 9, 2023

Appendix B SITE PLAN



**Two Rivers East CDD**

Report of the District Engineer – Special Assessment Revenue Bonds – Series 2023 (Assessment Area One)
May 9, 2023

**Appendix C CONSTRUCTION COST ESTIMATE OF THE PUBLIC
IMPROVEMENTS AND COMMUNITY FACILITIES
FOR ASSESSMENT AREA ONE**

Two Rivers East Community Development District
 Public Improvements and Community Facilities
 Construction Cost Estimate - Assessment Area One
 May 9, 2023

| <u>Infrastructure</u> | <u>Master Costs</u> | <u>Parcel E-1</u> | <u>Parcel E-2</u> | <u>Parcel F-1</u> | <u>Parcel F-2</u> | <u>Total Project</u> |
|--|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| Lodge Grass Road (Collector Public Improvements) | \$13,750,000 | \$1,950,000 | \$1,950,000 | \$1,550,000 | \$2,000,000 | \$13,750,000 |
| Subdivision District Roads | - | \$5,950,000 | \$6,425,000 | \$5,200,000 | \$6,675,000 | \$7,450,000 |
| Subdivision Water Management and Control | - | \$2,630,000 | \$2,800,000 | \$2,290,000 | \$2,900,000 | \$24,250,000 |
| Subdivision Sewer and Wastewater Management | - | \$825,000 | \$875,000 | \$725,000 | \$925,000 | \$10,620,000 |
| Subdivision Water Supply | - | - | - | - | - | \$3,350,000 |
| SR 56 Offsite Improvements | \$5,000,000 | \$3,250,000 | \$3,250,000 | \$3,250,000 | \$3,250,000 | \$5,000,000 |
| Environmental | \$4,000,000 | \$975,000 | - | - | - | \$4,000,000 |
| Amenity | \$1,200,000 | \$12,330,000.00 | \$13,100,000.00 | \$900,000 | \$1,150,000 | \$5,275,000 |
| Professional and Permit Fees | | | | | | |
| Total | \$27,200,000.00 | \$12,330,000.00 | \$13,100,000.00 | \$10,665,000.00 | \$13,650,000.00 | \$76,945,000.00 |

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

Final Report Date:
May 19, 2023

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated November 15, 2022, specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2023 Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“2023 Project” – The portion of the CIP relating to master and subdivision public infrastructure within Assessment Area 1 of the District, identified in Exhibit B of this report.

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Assessment Area One” (AA1) – A portion of the District described in Exhibit B. Generally consisting of parcels, E 1, E 2, F1, & F2. AA1 does not include parcel F-3.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Master Engineer Report dated November 9, 2022, supplemented by the Engineers report dated May 9, 2023.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Two Rivers East Community Development District, encompasses 645.185 +/- acres, Pasco County Florida.

“Engineer’s Report” – *Supplemental Report of the District Engineer*, dated May 9, 2023.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Developer” – EPG Two Rivers, LLC

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated November 15, 2022 as provided to support benefit and maximum assessments on private developable property within the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2023 Project and AAI;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2023 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to the 2023 Project allocable to Assessable Property within AAI of the District. It is the District's 2023 Project that will create the public infrastructure which enables the assessable properties within AAI of the District to be developed and improved. Without these public improvements, which include off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within AAI of the District as a result of the benefit received from the 2023 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2023 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2023 Project which will provide special benefit to the assessable parcels within the District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 645.185 +/- acres and is generally located between Morris Bridge Road and US 301, south of Chancey Road, & north of the Hillsborough County Line Road in Wesley Chapel, Pasco County, Florida. The primary developer of the Assessable Properties is EPG Two Rivers, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates multiple phases, with AAI consisting of 1,210 residential units. The public improvements as described in the Engineer's Report include off-site improvements, storm water, utilities (water and sewer), roadways, amenities and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the District. As designed, the 2023 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting Developer within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all Developer within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2023 Project. The 2023 Project includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2023 Project is generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2023 Project contains a “system of improvements” for the Development which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the

probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2023 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the 2023 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Owner and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for AA1. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the 2023 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within AA1 of the District for levy and collection. The allocation of benefits and assessments associated with the 2023 Project are demonstrated on Table 3 through Table 4. The Owner may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land in accordance with the development rights and entitlements within the District. With regards to the Assessable Property within AAI, the special assessments are initially assigned to all assessable property within AAI of the District on a gross acreage basis over all the lands within AAI of the District, until such time parcels are transferred, sold or conveyed to a builder. Upon such sale, the 2023 Special Assessments will be assigned to the parcels. Table 4 illustrates 2023 Special Assessments allocated based upon the current development plan. As property is assigned to such parcels upon their sale, the District's debt will be re-allocated and assigned to platted lots with each parcel. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AAI of the District are assumed to receive benefit from the 2023 Project and all of the Assessable Property within AAI would be assessed to repay the Bonds. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within AAI of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to certain undvelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As undeveloped parcels are sold to home builders, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within AAI of the District receives from the 2023 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2023 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 1,210 lots associated with the 2023 Project are platted and fully-developed; if such a condition was to occur; the true-up provisions described below would be applicable.

The third condition is the "completed development state." In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the AAI of the District representing 1,423.50 EAUs.

i. Priority of 2023 Special Assessments Assignment

The 2023 Special Assessments will be allocated to the first 1,423.50 EAUS within AAI that are associated with either: platted lots or sold parcels. The Series 2023 Special Assessments will be assigned

prior to any future bonds or assessments. To the extent additional bonds are issued prior to the Series 2023 Special Assessments being fully assigned to either platted lots or sold property, the Series 2023 Special Assessments will be assigned first.

IX. FINANCING INFORMATION

The District will finance a portion of the 2023 Project through the issuance of the Bonds secured ultimately by benefiting properties within AAI of the District. A number of items will comprise the bond sizing such as a debt service reserve, issuance costs and rounding as shown on Table 3.

X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal associated with each parcel. In order to ensure the District's debt does not build up on the unplatte land, the District shall apply the following test as outlined within this "true up methodology."

This mechanism is to be utilized to ensure that the principal assessment per parcel never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. If such changes occur, the Methodology is applied to each parcel is based on the number of and type of units of each parcel as signified by the number of EAUs.

As each parcel is sold to a builder, the assessments are assigned to such parcels based on the figures in Table 4 of this First Supplemental Report. If as a result of platting and apportionment of assessment to the platted land within a parcel, the assessment per EAU for the assessable land within such parcel that remains unplatte remains equal, then no true-up adjustment will be necessary within a parcel. If as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the assessable land that remains unplatte equals to less than (either as a result of a larger number of lots, larger lots or both), the District reserves the right to utilize the surplus EAUs as security for a future, separate debt instrument. Should the District refuse this right, the per EAU assessments for all lots will be lowered (if that state persists at the conclusion of platting of all land in the District).

If, in contrast, as a result of platting and apportionment of assessment to platted land within a parcel, the assessment per EAU for the assessable land that remains unplatte within such parcel equals to more than (either as a result of a smaller number of lots, smaller lots or both), then the difference in assessment will be collected from the owner of the property which platting caused the increase of assessment per EAU to occur, in accordance with the True-Up Agreement, which will be binding on assignees. The owner(s) of a parcel will be required to immediately remit to the Trustee a true-up payment equal to the difference between the actual assessment per EAU and max amount multiplied by the actual number of EAUs developed plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date.

True-up payment provisions may be suspended if the Developer can demonstrate, to the reasonable satisfaction of the District and the District Manager, that there is sufficient development potential in the remaining acreage within the District (or parcel as applicable) to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2023 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Owner. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

| TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT AAI DEVELOPMENT PROGRAM | | | |
|--|------------------------------------|--------------------------------|-----------------|
| PRODUCT | ASSESSMENT AREA ONE UNIT MIX | PER UNIT EAU ⁽²⁾ | TOTAL EAUs |
| Single Family 40' | 560 | 1.00 | 560.00 |
| Single Family 50' | 446 | 1.25 | 557.50 |
| Single Family 60' | 204 | 1.50 | 306.00 |
| TOTAL | 1,210 | | 1,423.50 |

(1) This is an illustration and expectation based upon the Landowners development plan. The unit mix assumes that parcels assigned entitlement rights to develop 1,210 lots are sold to third parties and assigned assessments. Debt is not assigned pursuant to the AM until land is either platted or sold. If other land in the District is sold or platted prior to the parcels planned for the 1,120 lots shown herein, then the Series 2023 Assessments will be assigned accordingly to those parcels or lots. The Series 2023 Bonds will be assigned to the first 1,423.50 EAUS.

(2) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

(3) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

| TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT AAI COMMUNITY DEVELOPMENT PROGRAM COSTS | | | | | | |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| DESCRIPTION | MASTER | PARCEL E-1 | PARCEL E-2 | PARCEL F-1 | PARCEL F-2 | TOTAL (I) |
| Lodge Grass Road (Collector Road) | 13,750,000 | 0 | 0 | 0 | 0 | 13,750,000 |
| Subdivision District Roads | 0 | 1,950,000 | 1,950,000 | 1,550,000 | 2,000,000 | 7,450,000 |
| Subdivision Water Management and Control | 0 | 5,950,000 | 6,425,000 | 5,200,000 | 6,675,000 | 24,250,000 |
| Subdivision Sewer and Wastewater Management | 0 | 2,630,000 | 2,800,000 | 2,290,000 | 2,900,000 | 10,620,000 |
| Subdivision Water Supply | 0 | 825,000 | 875,000 | 725,000 | 925,000 | 3,350,000 |
| SR 56 Offsite Improvements | 5,000,000 | 0 | 0 | 0 | 0 | 5,000,000 |
| Environmental | 3,250,000 | 0 | 0 | 0 | 0 | 3,250,000 |
| Amenity | 4,000,000 | 0 | 0 | 0 | 0 | 4,000,000 |
| Professional and Permit Fees | 1,200,000 | 975,000 | 1,050,000 | 900,000 | 1,150,000 | 5,275,000 |
| TOTAL (I) | 27,200,000 | 12,330,000 | 13,100,000 | 10,665,000 | 13,650,000 | 76,945,000 |

(I) Based on development plan of 1,210 units

TABLE 3

| TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT | |
|--|--------------|
| FINANCING INFORMATION - SERIES 2023 SPECIAL ASSESSMENT BONDS | |
| Average Coupon Rate | 5.82% |
| Term (Years) | 31 |
| Principal Amortization Installments | 30 |
| <u>SOURCES</u> | |
| ISSUE SIZE | \$26,260,000 |
| Original Issue Discount | \$310,704 |
| Offsite Construction | \$4,000,000 |
| General Construction | \$18,744,299 |
| Capitalized Interest (Months)(5) | \$630,100 |
| Debt Service Reserve Fund | \$1,850,247 |
| Underwriter's Discount | \$525,200 |
| Cost of Issuance | \$199,450 |
| ANNUAL ASSESSMENT | |
| Annual Debt Service (Principal plus Interest) | \$1,850,247 |
| Collection Costs and Discounts @ 6.0% | \$118,101 |
| TOTAL ANNUAL ASSESSMENT | \$1,968,348 |

TABLE 4

| TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT | | | | | | | | | |
|--|-------------------|-------------|---------------|--------------|-------|--------------------|---------------------------------|--------------------|---------------------------------|
| ALLOCATION METHODOLOGY PER PARCEL - SERIES 2023 BONDS ⁽¹⁾ | | | | | | | | | |
| PARCEL | PRODUCT | PER UNIT | TOTAL EAUs | % OF EAUs | UNITS | PRODUCT TYPE | | PER UNIT | |
| | | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ |
| E-1 | Single Family 40' | 1.00 | 86.00 | 6.04% | 86 | \$1,586,484 | \$118,917 | \$18,447 | \$1,383 |
| | Single Family 50' | 1.25 | 121.25 | 8.52% | 97 | \$2,236,758 | \$167,659 | \$23,059 | \$1,728 |
| | Single Family 60' | 1.50 | 144.00 | 10.12% | 96 | \$2,656,438 | \$199,116 | \$27,671 | \$2,074 |
| | Subtotal | | 351.25 | 24.68% | 279 | \$6,479,680 | \$485,692 | | |
| E-2 | Single Family 40' | 1.00 | 109.00 | 7.66% | 109 | \$2,010,776 | \$150,720 | \$18,447 | \$1,383 |
| | Single Family 50' | 1.25 | 175.00 | 12.29% | 140 | \$3,228,311 | \$241,982 | \$23,059 | \$1,728 |
| | Single Family 60' | 1.50 | 91.50 | 6.43% | 61 | \$1,687,945 | \$126,522 | \$27,671 | \$2,074 |
| | Subtotal | | 375.50 | 26.38% | 310 | \$6,927,032 | \$519,223 | | |
| F-1 | Single Family 40' | 1.00 | 120.00 | 8.43% | 120 | \$2,213,699 | \$165,930 | \$18,447 | \$1,383 |
| | Single Family 50' | 1.25 | 113.75 | 7.99% | 91 | \$2,098,402 | \$157,288 | \$23,059 | \$1,728 |
| | Single Family 60' | 1.50 | 70.50 | 4.95% | 47 | \$1,300,548 | \$97,484 | \$27,671 | \$2,074 |
| | Subtotal | | 304.25 | 21.37% | 258 | \$5,612,648 | \$420,702 | | |
| F-2 | Single Family 40' | 1.00 | 245.00 | 17.21% | 245 | \$4,519,635 | \$338,774 | \$18,447 | \$1,383 |
| | Single Family 50' | 1.25 | 147.50 | 10.36% | 118 | \$2,721,005 | \$203,956 | \$23,059 | \$1,728 |
| | Subtotal | | 392.50 | 27.57% | 363 | \$7,240,639 | \$542,730 | | |
| | TOTAL | | 1424 | 100% | 1210 | \$26,260,000 | \$1,968,348 | | |

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.

⁽²⁾ Includes principal, interest, discounts and collection costs.

EXHIBIT A

The Series 2023 Bonds issued by the District will pay for a portion of the public capital infrastructure improvements within AAI, the amount is \$26,260,000.00 payable in 30 annual installments of principal of \$3,030.61 per gross acre. The par debt is \$43,012.51 per gross acre and is outlined below.

| FINAL ASSESSMENT ROLL | | | |
|---|--|---|---------------------------|
| TOTAL ASSESSMENT: | | \$26,260,000.00 | |
| ANNUAL ASSESSMENT: | | \$1,850,246.88 | (30 Installments) |
| TOTAL GROSS ASSESSABLE ACRES +/-: | | 610.52 | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | | \$43,012.51 | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | | \$3,030.61 | (30 Installments) |
| | | | |
| | | PER PARCEL ASSESSMENTS | |
| | | Gross Unplatted Assessable Acres | Total PAR Debt |
| | | | Total Annual |
| Landowner Name, Pasco County | | | |
| EPG-Two Rivers Holdings VI, LLC | | | |
| 28-26-21-0000-00100-0050 | | 113.21 | \$4,869,446.70 |
| 33-26-21-0000-00100-0050 | | 21.45 | \$922,618.42 |
| EPG-Two Rivers, LLC | | | |
| 28-26-21-0000-00100-0080 | | 7.47 | \$321,303.48 |
| 33-26-21-0000-00100-0000 | | 111.16 | \$4,781,271.05 |
| 28-26-21-0000-00100-0060 | | 1.16 | \$49,894.52 |
| EPG-Two Rivers Holdings IX, LLC | | | |
| 28-26-21-0000-00100-0030 | | 103.48 | \$4,450,934.94 |
| 33-26-21-0000-00100-0020 | | 30.11 | \$1,295,106.79 |
| 29-26-21-0000-0000-0030 | | 23.35 | \$1,004,342.20 |
| EPG-Two Rivers Holdings X, LLC | | | |
| 33-26-21-0000-00100-0040 | | 199.13 | \$8,565,081.90 |
| All LLC Addresses | | | |
| 111 S. Armenia Ave | | | \$603,485.00 |
| Tampa, FL 33609 | | | |
| Assessed Totals: | | 610.520 | \$26,260,000 |
| | | | \$1,850,247 |
| Notation: | | | |
| Assessments shown are net of collection costs. | | | |
| See Exhibit B, AAI Legal Description | | | |

EXHIBIT B LEGAL DESCRIPTION

ASSESSMENT AREA 1

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 27, 28, 29 and 33, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 33, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 885.01 feet to the **POINT OF BEGINNING**; thence N.20°00'00"W., 2095.31 feet; thence N.32°00'00"E., 2550.00 feet; thence N.44°00'00"W., 3331.08 feet; thence N.39°30'00"E., 519.38 feet; thence N.13°00'00"W., 524.84 feet to a point on the Easterly boundary of Florida Department of Transportation Parcel 105D, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Easterly boundary of Florida Department of Transportation Parcel 105D, the following ten (10) courses: 1) N.26°33'27"E., 79.74 feet; 2) N.33°18'43"E., 104.24 feet; 3) N.58°42'07"E., 62.96 feet; 4) N.21°09'24"E., 125.75 feet; 5) N.79°03'59"E., 48.49 feet; 6) N.49°01'21"E., 62.13 feet; 7) N.55°57'43"E., 90.94 feet; 8) N.58°19'01"E., 14.36 feet; 9) N.11°17'47"E., 26.78 feet; 10) N.12°59'19"W., 20.00 feet to the Northeast corner of said Florida Department of Transportation Parcel 105D, to a point on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 547.57 feet; thence S.12°59'27"E., 380.00 feet; thence S.32°00'00"E., 1040.00 feet; thence S.60°00'00"E., 150.00 feet; thence N.20°00'00"E., 490.62 feet; thence N.54°30'00"E., 830.04 feet to a point on a curve; thence Northwesterly, 43.19 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 01°12'26" (chord bearing N.30°25'41"W., 43.19 feet) to a point of reverse curvature; thence Northwesterly, 68.68 feet along the arc of a curve to the right having a radius of 1000.00 feet and a central angle of 03°56'07" (chord bearing N.29°03'51"W., 68.67 feet) to a point of compound curvature; thence Northerly, 534.49 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 14°06'21" (chord bearing N.20°02'37"W., 533.14 feet) to a point of tangency; thence N.12°59'27"W., 75.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.57°59'27"W., 35.36 feet) to a point of cusp on the aforesaid Southerly boundary of the right-of-way for STATE ROAD

No. 56 (Florida Department of Transportation Parcel 105A); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), N.77°00'33"E., 192.00 feet to a point of cusp; thence Southwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.32°00'33"W., 35.36 feet) to a point of tangency; thence S.12°59'27"E., 75.00 feet to a point of curvature; thence Southerly, 251.97 feet along the arc of a curve to the left having a radius of 2029.00 feet and a central angle of 07°06'55" (chord bearing S.16°32'54"E., 251.81 feet) to a point of tangency; thence S.20°06'22"E., 273.68 feet to a point of curvature; thence Southerly, 156.45 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 04°23'38" (chord bearing S.22°18'11"E., 156.41 feet) to a point of tangency; thence S.24°30'00"E., 10.14 feet; thence N.65°30'00"E., 218.35 feet to the Southwest corner of Florida Department of Transportation Parcel 105E, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105E, the following three (3) courses: 1) S.87°48'11"E., 167.72 feet; 2) N.78°28'53"E., 96.81 feet; 3) N.28°45'36"E., 42.11 feet; thence S.85°00'00"E., 1163.74 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to a point on the Southerly boundary of said Florida Department of Transportation Parcel 105G, according to the aforesaid County Deed, recorded in Official Records Book 9430, Page 740; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 691.58 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) Southwesterly, 738.68 feet along the arc of a curve to the left having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing S.23°44'56"W., 738.22 feet) to a point of tangency; 2) S.20°15'09"W., 5504.94 feet to a point on the South boundary of the Southeast 1/4 of the aforesaid Section 33; thence along said South boundary of the Southeast 1/4 of Section 33, S.89°38'19"W., 116.15 feet to the South 1/4 corner of said Section 33; thence along the aforesaid South boundary of the Southwest 1/4 of Section 33, S.89°33'33"W., 1759.94 feet to the **POINT OF BEGINNING**.

Containing 645.185 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

(PARCEL F3)

DESCRIPTION: A parcel of land lying in Sections 27 and 28, Township 26 South, Range 21 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of Section 33, Township 26 South, Range 21 East, Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 33, N.89°33'33"E., 2644.95 feet to the Southwest corner of the Southeast

1/4 of said Section 33; thence along the South boundary of said Southeast 1/4 of Section 33, N.89°38'19"E., 116.15 feet; thence along a line lying 75.00 feet West of and parallel with the Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), per Florida Department of Transportation Right-of Way Maps Project 1034-156 Section 14050-2511, the following two (2) courses: 1) N.20°15'09"E., 5504.94 feet to a point of curvature; 2) Northeasterly, 738.68 feet along the arc of a curve to the right having a radius of 6052.15 feet and a central angle of 06°59'35" (chord bearing N.23°44'56"E., 738.22 feet); thence N.09°52'11"W., 408.41 feet to the **POINT OF BEGINNING**; thence N.82°00'00"W., 607.17 feet; thence N.46°00'00"W., 497.83 feet; thence N.10°00'00"W., 600.00 feet; thence N.18°00'00"W., 399.27 feet; thence N.39°00'00"E., 226.78 feet; thence S.83°30'00"E., 473.37 feet; thence S.55°00'00"E., 872.74 feet; thence N.79°00'00"E., 114.32 feet to the Southwest corner of Florida Department of Transportation Parcel 105G, according to County Deed, recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105G, S.54°52'11"E., 193.90 feet; thence S.35°07'49"W., 800.00 feet; thence S.09°52'11"E., 283.16 feet to the **POINT OF BEGINNING**.

Containing 34.665 acres, more or less.

ALTOGETHER Containing 610.520 acres, more or less.

AMI-EPG-TR-018

P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\EAST CDD\CDD Assessment Area One\TWO-RIVERS-EAST-CDD-ASSESSMENT AREA 1.doc

WFS

May 4, 2021

VBR

(Revised) June 25, 2021

VBR

(Revised) July 01, 2021

VBR

(Revised) December 21, 2021

VBR

(Added Less and Except F3) April 18, 2023

RESOLUTION 2023-42

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT ALLOCATING A PORTION OF THE CONSTRUCTION FUNDS FROM THE 2023 ACQUISITION AND CONSTRUCTION ACCOUNT FOR THE SPECIAL ASSESSMENT BONDS, SERIES 2023 FOR CERTAIN PORTIONS OF THE SERIES 2023 PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Two Rivers East Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire certain public improvements to be constructed within the District, as described in the Report of the District Engineer, Series 2023 dated May 9, 2023 (the “**2023 Engineer’s Report**”) prepared for the Two Rivers East Community Development District (the “**2023 Project**”);

WHEREAS, the District previously issued its \$26,260,000 Special Assessment Bonds, Series 2023 (the “**Series 2023 Bonds**”) that generated \$18,744,298.79 in its Series 2023 Acquisition and Construction Account (the “**Construction Account**”) and \$4,000,000 in its Offsite Project Subaccount to pay for the 2023 Project (the “**Offsite Project Subaccount**”).

WHEREAS, the Lodge Grass Road Project is described in the 2023 Engineers Report (the “**Logan Grass Road Project**”) and the S.R. 56 Offsite Project Improvement is described in the 2023 Engineers Report (the “**Offsite Project**”); and

WHEREAS, the Board desires to allocate \$14,558,210 from the Construction Account for acquisition and construction of the Lodge Grass Road portion of the 2023 Project and the Offsite Project so a total of \$18,558,210 in proceeds from the Series 2023 Bonds will be allocated for the Lodge Grass Road Project and the Offsite Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Authority for This Resolution. This Resolution is adopted pursuant to Chapter 190, Florida Statutes.

Section 2. Allocation of a Portion of the Funds in the Series 2023 Construction Account. The District previously allocated \$4,000,000 in the Offsite Project Subaccount which was established at the issuance of the Series 2023 Bonds for the construction of the Offsite Project. The District hereby allocates an additional \$14,558,210 from the Construction Account to fund the Lodge Grass Road Project and the Offsite Project. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the Series 2023 Bonds that there are sufficient funds remaining in the Series 2023 Construction Account to cover the costs necessary to construct or acquire the Lodge Grass Road Project and the Offsite Project.

Section 3. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 4. Conflicts. All District resolutions or parts thereof in actual conflict with this Resolution

are, to the extent of such conflict, superseded and repealed.

Section 5. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted on September 19, 2023.

Attest

Name: _____
Secretary/Assistant Secretary

**Two Rivers East
Community Development District**

Carlos de la Ossa
Chair of the Board of Supervisors

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING
TWO RIVERS EAST
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of the Two Rivers East Community Development District was held on Tuesday, August 15, 2023, and called to order at 11:53 a.m. at the Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

Present and constituting a quorum were:

| | |
|------------------------|--|
| Nicholas "Nick" Dister | Chairperson (<i>via conference call</i>) |
| Carlos de la Ossa | Vice Chairperson |
| Thomas Spence | Assistant Secretary |
| Ryan Motko | Assistant Secretary |
| Mike Rainer | Assistant Secretary |

Also present were:

| | |
|----------------|------------------|
| Brian Lamb | District Manager |
| Angie Grunwald | District Manager |
| John Vericker | District Counsel |

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

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

THIRD ORDER OF BUSINESS

Recess to Public Hearings

Ms. Grunwald directed the Board of Supervisors to recess to the Public Hearings.

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting Fiscal Year 2024 Final Budget

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

| |
|---|
| On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was opened. 5-0 |
|---|

B. Staff Presentation

The Budget was presented for discussion.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2023-37; Adopting Fiscal Year 2024 Final Budget

The Board reviewed the Resolution.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Resolution 2023-37 for the Fiscal Year 2024 Final Budget, was adopted. 5-0

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Public Hearing on Levying O&M Assessments was opened. 5-0

B. Staff Presentation

Ms. Grunwald discussed levying O&M Assessments with the Board.

C. Public Comment

There were no public comments or Board discussion on levying assessments.

D. Consideration of Resolution 2023-38; Levying O&M Assessments

Ms. Grunwald discussed the Resolution with the Board.

On MOTION by Mr. Dister seconded by Mr. de la Ossa with all in favor Resolution 2023-38 for Levying O&M Assessments, was adopted. 5-0

E. Consideration of Developer Funding Agreement for FY 2024

Ms. Grunwald discussed the agreement with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Developer Funding Agreement for FY 2024, was approved. 5-0

F. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Rainer seconded by Mr. Spence with all in favor Public Hearing on Levying O&M Assessments was closed. 5-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Ms. Grunwald directed the Board of Supervisors to proceed to the regular meeting.

SEVENTH ORDER OF BUSINESS

Vendor and Staff Reports

- A. District Counsel**
- B. District Manager**
- C. District Engineer**

There being no staff reports, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Business Items

- A. Consideration of Resolution 2023-39; Setting Fiscal Year 2024 Meeting Schedule**

Ms. Grunwald discussed the Resolution with the Board setting the meetings to the third Tuesday of the month at the same location.

On MOTION by Mr. de la Ossa seconded by Mr. Spence with all in favor Resolution 2023-39 setting Fiscal Year 2024 meeting schedule, was approved. 5-0

- B. General Matters of the District**

There being no additional general matters of the District, the next order of business followed.

NINTH ORDER OF BUSINESS

Consent Agenda Items

- A. Consideration of Board of Supervisors Meeting Minutes May 16, 2023**
- B. Consideration of Operations and Maintenance Expenditures June 2023**
- C. Review of Financial Statements Month Ending June 30, 2023**

Ms. Grunwald reviewed the Consent Agenda items with the Board.

On MOTION by Mr. Rainer seconded by Mr. Spence with all in favor the Consent Agenda was approved. 5-0

TENTH ORDER OF BUSINESS

Board of Supervisors Request and Comments

There being no Board Members comments, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Rainer seconded by Mr. Dister with all in favor the meeting was adjourned.

Angie Grunwald
Assistant Secretary

Nicholas Dister
Chairman

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-------------------------------------|------------------------|-------------------|--------------|--|
| Monthly Contract | | | | |
| INFRAMARK | 98334 | \$3,841.42 | | DISTRICT INVOICE JULY 2023 |
| Monthly Contract Subtotal | | \$3,841.42 | | |
| Variable Contract | | | | |
| CARLOS DE LA OSSA | CDLO 051623 | \$200.00 | | SUPERVISOR FEE 05/16/23 |
| NICHOLAS J. DISTER | ND 051623 | \$200.00 | | SUPERVISOR FEE 05/16/23 |
| RYAN MOTKO | RM 051623 | \$200.00 | | SUPERVISOR FEE 05/16/23 |
| STRALEY ROBIN VERICKER | 23315 | \$959.85 | | GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23 |
| THOMAS R. SPENCE | TS 051623 | \$200.00 | | SUPERVISOR FEE 05/16/23 |
| Variable Contract Subtotal | | \$1,759.85 | | |
| Utilities | | \$0.00 | | |
| Utilities Subtotal | | \$0.00 | | |
| Regular Services | | | | |
| TAMPA BAY TIMES | 325212 072623 | \$246.80 | | BUDGET HEARING |
| Regular Services Subtotal | | \$246.80 | | |
| Additional Services | | \$0.00 | | |
| Additional Services Subtotal | | \$0.00 | | |
| TOTAL | | \$5,848.07 | | |

Approved (with any necessary revisions noted):

 Signature:

Title (Check one):

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|------------------------|--------|--------------|----------------------|
| | | | | |

Chairman Vice Chairman Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

Services provided for the Month of: July 2023

| | |
|--------------------|------------------|
| INVOICE# | DATE |
| #98334 | 7/19/2023 |
| CUSTOMER ID | NET TERMS |
| C3191 | Net 30 |
| PO# | DUE DATE |
| | 8/18/2023 |

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|--------------------------------|-----|-----|----------|--------|-----------------|
| Administration | 1 | Ea | 375.00 | | 375.00 |
| District Management | 1 | Ea | 2,083.33 | | 2,083.33 |
| Accounting Services | 1 | Ea | 750.00 | | 750.00 |
| Financial & Revenue Collection | 1 | Ea | 100.00 | | 100.00 |
| Recording Secretary | 1 | Ea | 200.00 | | 200.00 |
| Technology/Data Storage | 1 | Ea | 50.00 | | 50.00 |
| Website Maintenance / Admin | 1 | Ea | 100.00 | | 100.00 |
| Rental & Leases | 1 | Ea | 50.00 | | 50.00 |
| 0 | 1 | Ea | 0.15 | | 0.15 |
| 0 | 4 | Ea | 0.60 | | 2.40 |
| Supplies | 1 | Ea | 130.54 | | 130.54 |
| Subtotal | | | | | 3,841.42 |

| | |
|------------------|-------------------|
| Subtotal | \$3,841.42 |
| Tax | \$0.00 |
| Total Due | \$3,841.42 |

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

TWO RIVERS EAST CDDMEETING DATE: May 16, 2023

CdIO 051623

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb _____

TWO RIVERS EAST CDDMEETING DATE: May 16, 2023

ND 051623

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

TWO RIVERS EAST CDD
MEETING DATE: May 16, 2023

RM 051623

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb _____

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

July 17, 2023
Client: 001581
Matter: 000001
Invoice #: 23315

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|-------|----------|
| 5/16/2023 | VKB | PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE. | 0.2 | \$75.00 |
| 5/22/2023 | LB | REVIEW PROPOSED BUDGET FOR FY 2023/2024. | 0.2 | \$35.00 |
| 5/26/2023 | JMV | REVIEW LOM. | 1.0 | \$375.00 |
| 6/8/2023 | JMV | REVIEW COMMUNICATION FROM A. GRUNWALD; REVIEW LEGAL NOTICE; DRAFT EMAIL TO A. GRUNWALD. | 0.3 | \$112.50 |
| 6/22/2023 | LB | REVIEW PROPOSED BUDGET; PREPARE PUBLICATION AD RE SAME. | 0.5 | \$87.50 |
| 6/28/2023 | JMV | PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING. | 0.6 | \$225.00 |
| 6/30/2023 | LB | FINALIZE PUBLICATION ADS FOR FY 2023-2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME. | 0.2 | \$35.00 |
| Total Professional Services | | | 3.0 | \$945.00 |

DISBURSEMENTS

| Date | Description of Disbursements | Amount |
|---------------------|------------------------------|---------|
| 6/15/2023 | Photocopies | \$14.85 |
| Total Disbursements | | \$14.85 |

July 17, 2023
Client: 001581
Matter: 000001
Invoice #: 23315

Page: 2

| | |
|------------------------|-------------------|
| Total Services | \$945.00 |
| Total Disbursements | \$14.85 |
| Total Current Charges | \$959.85 |
| Previous Balance | \$6,309.72 |
| <i>Less Payments</i> | (\$2,488.31) |
| PAY THIS AMOUNT | \$4,781.26 |

Please Include Invoice Number on all Correspondence

Outstanding Invoices

| Invoice Number | Invoice Date | Services | Disbursements | Interest | Tax | Total |
|------------------------------------|------------------|------------|---------------|----------|--------|-------------------|
| 22641 | January 27, 2023 | \$1,093.00 | \$71.67 | \$0.00 | \$0.00 | \$2,124.52 |
| 22787 | March 01, 2023 | \$33.00 | \$178.75 | \$0.00 | \$0.00 | \$1,171.60 |
| 22975 | March 30, 2023 | \$1,035.00 | \$40.44 | \$0.00 | \$0.00 | \$2,035.29 |
| 23069 | May 03, 2023 | \$515.00 | \$2.70 | \$0.00 | \$0.00 | \$1,477.55 |
| 23200 | June 05, 2023 | \$840.00 | \$11.85 | \$0.00 | \$0.00 | \$1,811.70 |
| Total Remaining Balance Due | | | | | | \$4,781.26 |

AGED ACCOUNTS RECEIVABLE

| 0-30 Days | 31-60 Days | 61-90 Days | Over 90 Days |
|-----------|------------|------------|--------------|
| \$959.85 | \$851.85 | \$517.70 | \$2,451.86 |

TWO RIVERS EAST CDD
MEETING DATE: May 16, 2023

TS 051623

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|--------------------|-------------------------------|---------------|-----------------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb _____

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

| Advertising Run Dates | | Advertiser Name | |
|-----------------------|--|---------------------|------------------|
| 07/19/23 - 07/26/23 | | TWO RIVERS EAST CDD | |
| Billing Date | | Sales Rep | Customer Account |
| 07/26/2023 | | Deirdre Bonett | 325212 |
| Total Amount Due | | Ad Number | |
| \$246.80 | | 0000297004 | |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|----------|----------|------------|--------------|------------|------------------------------------|------|--------|------------------|
| 07/19/23 | 07/26/23 | 0000297004 | Times | Legals CLS | Budget Notice | 2 | 2x52 L | \$244.80 |
| 07/19/23 | 07/26/23 | 0000297004 | Tampabay.com | Legals CLS | Budget Notice AffidavitMaterial | 2 | 2x52 L | \$0.00 \$2.00 |

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

| Advertising Run Dates | | Advertiser Name | |
|-----------------------|--|---------------------|------------------|
| 07/19/23 - 07/26/23 | | TWO RIVERS EAST CDD | |
| Billing Date | | Sales Rep | Customer Account |
| 07/26/2023 | | Deirdre Bonett | 325212 |
| Total Amount Due | | Ad Number | |
| \$246.80 | | 0000297004 | |

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

TWO RIVERS EAST CDD
 C/O INFRAMARK
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Budget Notice** was published in said newspaper by print in the issues of:

7/19/23, 7/26/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County**, Florida and that the said newspaper has heretofore been continuously published in said **Pasco County**, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco County**, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

**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 a meeting on August 15, 2023, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 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 2023-2024 proposed budget. A 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 least 2 days before the meeting www.tworiverseastcdd.com, or may be obtained by contacting the District Manager's office via email at Angie.Grunwald@lnfrpmg.com or via phone at (813) 873-7300.

The public hearing and 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 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.

**Angie Grunwald
District Manager**

Run Date: July 19 and 26, 2023

0000297004

DB

Signature Affiant

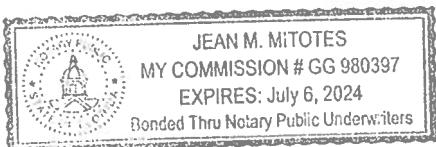
Sworn to and subscribed before me this 07/26/2023



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|-------------------------------------|------------------------|-------------------|--------------|--|
| Monthly Contract | | | | |
| INFRAMARK | 100150 | \$5,417.30 | | DISTRICT INVOICE AUGUST 2023 |
| Monthly Contract Subtotal | | \$5,417.30 | | |
| | | | | |
| Variable Contract | | | | |
| CARLOS DE LA OSSA | CDLO 041823 | \$200.00 | | SUPERVISOR FEE 04/18/23 |
| CARLOS DE LA OSSA | CDLO 081523 | \$200.00 | \$400.00 | SUPERVISOR FEE 08/15/23 |
| MICHAEL TODD RAINER | MR 081523 | \$200.00 | | SUPERVISOR FEE 08/15/23 |
| NICHOLAS J. DISTER | ND 041823 | \$200.00 | | SUPERVISOR FEE 04/18/23 |
| NICHOLAS J. DISTER | ND 081523 | \$200.00 | \$400.00 | SUPERVISOR FEE 08/15/23 |
| RYAN MOTKO | RM 041823 | \$200.00 | | SUPERVISOR FEE 04/18/23 |
| RYAN MOTKO | RM 081523 | \$200.00 | \$400.00 | SUPERVISOR FEE 08/15/23 |
| STRALEY ROBIN VERICKER | 23496 | \$1,550.00 | | GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23 |
| THOMAS R. SPENCE | TS 041823 | \$200.00 | | SUPERVISOR FEE 04/18/23 |
| THOMAS R. SPENCE | TS 081523 | \$200.00 | \$400.00 | SUPERVISOR FEE 08/15/23 |
| Variable Contract Subtotal | | \$3,350.00 | | |
| | | | | |
| Utilities | | \$0.00 | | |
| Utilities Subtotal | | \$0.00 | | |
| | | | | |
| Regular Services | | \$0.00 | | |
| Regular Services Subtotal | | \$0.00 | | |
| | | | | |
| Additional Services | | \$0.00 | | |
| Additional Services Subtotal | | \$0.00 | | |
| | | | | |
| TOTAL | | \$8,767.30 | | |

Approved (with any necessary revisions noted):

 (Signature)

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

| Vendor | Invoice/Account Number | Amount | Vendor Total | Comments/Description |
|--------|------------------------|--------|--------------|----------------------|
| | | | | |

Signature:

Title (Check one):

Chairman Vice Chairman Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#
#100150

DATE
8/28/2023

CUSTOMER ID
C3191

NET TERMS
Net 30

PO#

DUE DATE
9/27/2023

BILL TO

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

Services provided for the Month of: August 2023

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|--------------------------------|-----|-----|----------|--------|-----------------|
| Administration | 1 | Ea | 583.34 | | 583.34 |
| District Management | 1 | Ea | 3,000.00 | | 3,000.00 |
| Accounting Services | 1 | Ea | 1,125.00 | | 1,125.00 |
| Financial & Revenue Collection | 1 | Ea | 100.00 | | 100.00 |
| Recording Secretary | 1 | Ea | 300.00 | | 300.00 |
| Technology/Data Storage | 1 | Ea | 75.00 | | 75.00 |
| Website Maintenance / Admin | 1 | Ea | 150.00 | | 150.00 |
| Rental & Leases | 1 | Ea | 83.33 | | 83.33 |
| Postage | 1 | Ea | 0.63 | | 0.63 |
| Subtotal | | | | | 5,417.30 |

| | |
|------------------|------------|
| Subtotal | \$5,417.30 |
| Tax | \$0.00 |
| Total Due | \$5,417.30 |

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

TWO RIVERS EAST CDDMEETING DATE: 4-18-23

CDW 041823

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

TWO RIVERS EAST CDDMEETING DATE: 8-15-23

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | ✓ | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

Cd10 081523

TWO RIVERS EAST CDDMEETING DATE: 8-15-23

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | ✓ | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

MR081523

TWO RIVERS EAST CDDMEETING DATE: 4-18-23

ND 041823

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

TWO RIVERS EAST CDDMEETING DATE: 8/15/23

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | ✓ | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

ND 081523

TWO RIVERS EAST CDD

MEETING DATE: 4-18-23

RM 041823

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

TWO RIVERS EAST CDDMEETING DATE: 8-15-23

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | ✓ | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

Rm 181523

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 28, 2023
Client: 001581
Matter: 000001
Invoice #: 23496

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|--|-------|------------|
| 7/13/2023 | JMV | REVIEW COMMUNICATION FROM C. DE LA OSSA; REVIEW DUE DILIGENCE ITEMS. | 0.3 | \$112.50 |
| 7/13/2023 | MKS | OFFICE CONFERENCE WITH L. BUTLER. | 0.2 | \$0.00 |
| 7/31/2023 | LB | PREPARE RESOLUTION ADOPTING FY 2023-2024 BUDGET, RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS AND DEVELOPER BUDGET FUNDING AGREEMENT FOR FY 2023-2024. | 1.7 | \$297.50 |
| 8/2/2023 | JMV | PREPARE RESOLUTIONS FOR CDD BOARD MEETING; PREPARE FUNDING AGREEMENTS. | 1.5 | \$562.50 |
| 8/3/2023 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.7 | \$262.50 |
| 8/3/2023 | LB | FINALIZE RESOLUTIONS ADOPTING FY 2023-2024 BUDGET AND LEVYING AND IMPOSING O&M ASSESSMENTS ON SAME AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME. | 0.3 | \$52.50 |
| 8/15/2023 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.7 | \$262.50 |
| Total Professional Services | | | 5.4 | \$1,550.00 |

August 28, 2023
Client: 001581
Matter: 000001
Invoice #: 23496

Page: 2

| | |
|------------------------|---------------------|
| Total Services | \$1,550.00 |
| Total Disbursements | \$0.00 |
| Total Current Charges | \$1,550.00 |
| Previous Balance | \$4,781.26 |
| <i>Less Payments</i> | <i>(\$3,821.41)</i> |
| PAY THIS AMOUNT | \$2,509.85 |

Please Include Invoice Number on all Correspondence

Outstanding Invoices

| Invoice Number | Invoice Date | Services | Disbursements | Interest | Tax | Total |
|------------------------------------|---------------|----------|---------------|----------|--------|-------------------|
| 23315 | July 17, 2023 | \$945.00 | \$14.85 | \$0.00 | \$0.00 | \$2,509.85 |
| Total Remaining Balance Due | | | | | | \$2,509.85 |

AGED ACCOUNTS RECEIVABLE

| 0-30 Days | 31-60 Days | 61-90 Days | Over 90 Days |
|------------|------------|------------|--------------|
| \$1,550.00 | \$959.85 | \$0.00 | \$0.00 |

TWO RIVERS EAST CDDMEETING DATE: 4-18-23

TS 041823

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

TWO RIVERS EAST CDDMEETING DATE: 8-15-23

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|-------------------|------------------------|--------|----------------|
| Nicholas Dister | ✓ | Accept | \$200 |
| Thomas Spence | ✓ | Accept | \$200 |
| Ryan Motko | ✓ | Accept | \$200 |
| Mike Rainer | ✓ | Accept | \$200 |
| Carlos de la Ossa | ✓ | Accept | \$200 |

DMS Staff Signature Brian Lamb

TS 081523

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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

TWO RIVERS EAST

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

| ACCOUNT DESCRIPTION | TOTAL |
|--|-----------------|
| ASSETS | |
| Cash - Operating Account | \$ 817 |
| TOTAL ASSETS | \$ 817 |
| LIABILITIES | |
| Accounts Payable | \$ 16,609 |
| TOTAL LIABILITIES | 16,609 |
| FUND BALANCES | |
| Unassigned: | (15,792) |
| TOTAL FUND BALANCES | (15,792) |
| TOTAL LIABILITIES & FUND BALANCES | \$ 817 |

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| REVENUES | | | | |
| Special Assmnts- CDD Collected | \$ - | \$ 4,577 | \$ 4,577 | 0.00% |
| Developer Contribution | - | 23,845 | 23,845 | 0.00% |
| TOTAL REVENUES | - | 28,422 | 28,422 | 0.00% |
| EXPENDITURES | | | | |
| Administration | | | | |
| Supervisor Fees | - | 3,400 | (3,400) | 0.00% |
| ProfServ-Info Technology | - | 200 | (200) | 0.00% |
| ProfServ-Recording Secretary | - | 800 | (800) | 0.00% |
| ProfServ-Tax Collector | - | 500 | (500) | 0.00% |
| District Counsel | - | 8,820 | (8,820) | 0.00% |
| Administrative Services | - | 1,458 | (1,458) | 0.00% |
| District Manager | - | 16,933 | (16,933) | 0.00% |
| Accounting Services | - | 4,425 | (4,425) | 0.00% |
| Website Compliance | - | 2,900 | (2,900) | 0.00% |
| Postage, Phone, Faxes, Copies | - | 15 | (15) | 0.00% |
| Rentals & Leases | - | 183 | (183) | 0.00% |
| Public Officials Insurance | - | 1,492 | (1,492) | 0.00% |
| Legal Advertising | - | 247 | (247) | 0.00% |
| Website Administration | - | 625 | (625) | 0.00% |
| Miscellaneous Expenses | - | 131 | (131) | 0.00% |
| Office Supplies | - | 261 | (261) | 0.00% |
| Total Administration | - | 42,390 | (42,390) | 0.00% |
| Other Physical Environment | | | | |
| Insurance - General Liability | - | 1,823 | (1,823) | 0.00% |
| Total Other Physical Environment | - | 1,823 | (1,823) | 0.00% |
| TOTAL EXPENDITURES | - | 44,213 | (44,213) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (15,791) | (15,791) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | | | (1) | |
| FUND BALANCE, ENDING | | | \$ (15,792) | |

TWO RIVERS EAST

Bank Reconciliation

Bank Account No. 9075 **TRUIST - GF Operating**
Statement No. 08-23
Statement Date 8/31/2023

| | | | |
|-----------------------------|--------|-----------------------------|----------|
| G/L Balance (LCY) | 817.15 | Statement Balance | 1,017.15 |
| G/L Balance | 817.15 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 1,017.15 |
| Subtotal | 817.15 | Outstanding Checks | 200.00 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 817.15 | Ending Balance | 817.15 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|-------------------------|---------------|----------------|---------------|
| Checks | | | | | | |
| 7/27/2023 | Payment | 1018 | STRALEY ROBIN VERICKER | 1,164.67 | 1,164.67 | 0.00 |
| 8/3/2023 | Payment | 1019 | INFRAMARK | 2,011.11 | 2,011.11 | 0.00 |
| 8/3/2023 | Payment | 1020 | STRALEY ROBIN VERICKER | 2,656.74 | 2,656.74 | 0.00 |
| 8/3/2023 | Payment | 1021 | TAMPA BAY TIMES | 246.80 | 246.80 | 0.00 |
| 8/17/2023 | Payment | 1022 | INFRAMARK | 1,999.98 | 1,999.98 | 0.00 |
| 8/17/2023 | Payment | 1023 | STRALEY ROBIN VERICKER | 959.85 | 959.85 | 0.00 |
| 8/24/2023 | Payment | 1024 | CARLOS DE LA OSSA | 200.00 | 200.00 | 0.00 |
| 8/24/2023 | Payment | 1025 | INFRAMARK | 2,130.52 | 2,130.52 | 0.00 |
| 8/24/2023 | Payment | 1026 | NICHOLAS J. DISTER | 200.00 | 200.00 | 0.00 |
| 8/24/2023 | Payment | 1028 | THOMAS R. SPENCE | 200.00 | 200.00 | 0.00 |
| Total Checks | | | | 11,769.67 | 11,769.67 | 0.00 |
| Deposits | | | | | | |
| 8/1/2023 | JE000002 | | CK#581028454##### - O&M | G/L Ac | 4,576.79 | 4,576.79 |
| 8/15/2023 | JE000003 | | CK#1388### - Dev Fund | G/L Ac | 5,719.81 | 5,719.81 |
| Total Deposits | | | | 10,296.60 | 10,296.60 | 0.00 |
| Outstanding Checks | | | | | | |
| 8/24/2023 | Payment | 1027 | RYAN MOTKO | 200.00 | 0.00 | 200.00 |
| Total Outstanding Checks..... | | | | 200.00 | | 200.00 |