

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 19, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Two Rivers East Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
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, December 19, 2023, at 11:00 a.m.

The Regular Meetings of Two Rivers East Community Development District will be held on **December 19, 2023, at 11:00 a.m. at the Ballantrae Community Clubhouse located at 17611 Mentmore Blvd, 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=WnoyY1ZlaithVkdYbUJnREs4clpIUT09>

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 2024-01; Approving the Development Agreement
 - B. Discussion of Website Requirements
 - C. Consideration of Conveyances of Partial Release for Lodge Grass Rd to CDD
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the October 17, 2023; Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures October – November 2023
 - C. Acceptance of the Financials and Approval of the Check Register for November 2023
- 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 January 16, 2024, at 11:00 a.m.

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:

Ballantrae Clubhouse
17611 Mentmore Blvd
Land O' Lakes, FL 3463

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT (THE "BOARD") APPROVING THE FORM OF THE DEVELOPMENT AGREEMENT; AUTHORIZING THE EXECUTION OF THE FOREGOING DOCUMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Two Rivers East Community Development District (the "**District**") is authorized by Chapter 190.012(1)(h) and Chapter 190.011(15), Florida Statutes (collectively the "**Act**") to enter into development agreements; and

WHEREAS, the District desires to approve a Development Agreement, attached hereto as **Composite Exhibit "A"**.

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

SECTION 1. Approval of the Development Agreement. The Development Agreement is hereby approved.

SECTION 2. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF DECEMBER, 2023.

Attest:

**Two Rivers East
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

*Prepared by and after
Recording return to:*

Spencer Fane LLP
201 N Franklin Street, Suite 2150
Tampa, Florida 33602
Attn: Raciél Perez, Esquire

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT ("**Development Agreement**") is made as of NOVEMBER 10, 2023 (the "**Effective Date**"), by and between **CF GTIS IV TWO RIVERS, LLC**, a Delaware limited liability company, whose address is 4065 Crescent Park Drive, Riverview, FL 33578, wnunn@westbaytampa.com ("**Builder**"), **EPG TWO RIVERS HOLDINGS VI, LLC**, a Florida limited liability company, having an address at 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609, ndister@eisenhowerpropertygroup.com ("**EPG**"), the **TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT**, whose address is c/o Meritus Corp, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, cdlossa@eisenhowerpropertygroup.com (the "**CDD**"), and **EPG-TWO RIVERS DEVELOPMENT, LLC**, a Florida limited liability, having an address at 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609, ndister@eisenhowerpropertygroup.com ("**EPG Development**").

RECITALS

A. Concurrently herewith, EPG, as assignee of EPG Pasco, LLC, a Florida limited liability of company, is conveying to Builder certain real property located in Pasco County, Florida ("**County**"), as more specifically described in Exhibit "A" attached hereto (the "**Property**"), 00 Purchase and Sale of Real Property (Two Rivers/South/Homes by West Bay) (Parcel Y-2) with an Effective Date of September 2, 2021, as the same may have been amended from time to time (collectively, the "**Purchase Agreement**").

B. Pursuant to the Purchase Agreement, EPG agreed to complete, or cause EPG Development or the CDD to complete certain Off-Site Infrastructure Work (as defined below) outside of the Property.

C. The CDD has issued its Two Rivers East Community Development District, Special Assessment Revenue Bonds, Series 2023 (the "**Series 2023 Bonds**") for the purpose of financing certain infrastructure within Two Rivers, which infrastructure is described in that certain Report of the District Engineer, prepared by Stantec, dated May 9, 2023 ("**CDD Engineer's Report**"), and includes, without limitation, the Off-Site Infrastructure Improvements (as defined below), and, in connection therewith EPG and the District have entered into that certain Funding and Completion Agreement, dated May 30, 2023 ("**Funding and Completion Agreement**").

D. As a condition to conveying the Property to Builder, EPG and Builder agreed to execute, deliver and record this Development Agreement in order to provide public record notice of the existence and terms, conditions, covenants, restrictions and agreements affecting EPG's, EPG Development's and/or the CDD's post-closing development obligations with respect to the Off-Site Infrastructure Work.

NOW, THEREFORE, for consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows.

1. Recitals; Exhibits; Capitalized Terms. The foregoing recitals are true and correct and, together with all exhibits attached hereto, are hereby incorporated into this Development Agreement by this reference. Unless otherwise indicated, the capitalized terms not defined in this Development Agreement shall have the meanings ascribed to them in the Purchase Agreement.

2. Description of Off-Site Infrastructure Work; Required Conveyances. For purposes of this Development Agreement, the term "**Off-Site Infrastructure Work**" shall mean all infrastructure work and improvements outside of the Property necessary to service the Property and/or as required for Builder's or the CDD's commencement and completion of the Development Work as to the Property, and issuance of building permits and certificates of occupancy by the County for homes within the Property, including, without limitation, the portion of the main north-south access road known as Lodge Grass Boulevard and also known as Coats Road Extension to provide direct access to the entrances to the Property as shown on the Approved Preliminary Plat, and as depicted by cross-hatching on Exhibit "B" attached hereto (collectively, the "**Property Access Roads**"), potable water and sanitary sewer facilities, soft utility facilities (*i.e.*, conduit for electric and cable/telephone/internet), reclaimed water (if required to be used within the Community), drainage facilities, and wetland mitigation, all of the foregoing being stubbed to the applicable portion of the Property, and such other off-site work to the extent necessary in order for Builder to obtain the issuance of building permits and certificates of occupancy by the County for homes within the Property, all as set forth in those certain Construction Plans, prepared by Water Resource Associates, LLC, as Job No. 2261, last revised March 10, 2023, and approved by the County on April 13, 2023 ("**Approved Construction Plans**"). In addition, as part of the Off-Site Infrastructure Work, EPG and/or EPG Development, as applicable, shall convey to the CDD or to the County, as applicable, fee title to the Property Access Roads, fee or easement interests in all public utilities servicing the Property, and fee or easement interests in and to all drainage areas depicted on the Approved Construction Plans, in each case by way of deed, easement instrument or plat recorded in the public records of Pasco County, Florida ("**Public Records**"), with acceptance by the CDD or County, as applicable.

3. Commencement and Completion of Off-Site Infrastructure Work. EPG, EPG Development or the CDD (as applicable based on the party contracting for construction, the "**Constructing Party**") has entered into that certain General Development Contractor Agreement, dated June 15, 2023 ("**GC Contract**") with RIPA & Associates, LLC, a Florida limited liability company ("**General Contractor**") to complete the Off-Site Infrastructure Work directly or on behalf of the CDD, as applicable. To the extent the Constructing Party is not the CDD but the applicable portion of the Off-Site Infrastructure Work is included in the CDD's Engineer's Report

and has been funded by the proceeds of the Series 2022 Bonds ("**CDD Bond Proceeds**"), the CDD will reimburse or acquire such portion of the Off-Site Infrastructure Work from EPG and/or EPG Development with the CDD Bond Proceeds. The Constructing Party will commence the Off-Site Infrastructure Work within forty-five (45) days after the Effective Date (the "**Off-Site Infrastructure Work Commencement Deadline**"), and complete the Off-Site Infrastructure Work no later than fifteen (15) months after the Effective Date (the "**Off-Site Infrastructure Work Completion Deadline**"). All Off-Site Infrastructure Work to be completed by EPG, EPG Development or the CDD shall be completed in accordance with local and state laws, regulations, ordinances and building codes and shall be completed by appropriate licensed, insured and bonded subcontractors in a good and workmanlike manner. Any impact fee credits awarded as a result of the Off-Site Infrastructure Work shall belong to the applicable Constructing Party or the CDD, as applicable, and Builder shall cooperate, at no cost or expense to Builder other than legal review, so that the Constructing Party or the CDD may obtain and receive the benefit of such impact fee credits.

4. Construction Funds. The CDD hereby confirms that all CDD funds to be used in connection with the Off-Site Infrastructure Work (the "**CDD Off-Site Infrastructure Work Funds**") in the amount of \$18,607,660.00, are held by U.S. Bank Trust Company, National Association, as Trustee ("**Trustee**") in a segregated account reserved for the exclusive use of the CDD for the Off-Site Infrastructure Work, and no other purpose, and are sufficient and earmarked for the Off-Site Infrastructure Work ("**Off-Site Infrastructure Account**"), all pursuant to that certain First Supplemental Trust Indenture entered into between the Trustee and the CDD with respect to the Series 2022 Bonds, which funds equal 100% of the estimated costs and expenses relating to the design, permitting and construction of the Off-Site Infrastructure Work. To the extent that the CDD Off-Site Infrastructure Work Funds is insufficient to complete the remaining, yet-to-be-completed Off-Site Infrastructure Work, then EPG and/or EPG Development shall be responsible for funding the shortfall pursuant to the Funding and Completion Agreement and the terms of this Development Agreement. The CDD hereby agrees that the CDD will exercise its rights and enforce the terms of the Funding and Completion Agreement as necessary to ensure such funding. Within thirty (30) days after the date that the CDD is notified by the CDD Engineer, the Trustee, or Builder that the actual costs and expenses relating to the completion of the Off-Site Infrastructure Work exceeds the amount then held in the Off-Site Infrastructure Account, EPG and/or EPG Development shall deposit or cause to be deposited into the Off-Site Infrastructure Account additional funds sufficient to cover the unfunded costs and expenses necessary to complete the Off-Site Infrastructure Work. The CDD and the Constructing Party, as applicable, shall, from time to time, as may be reasonably requested by Builder, provide Builder with a written status report generally advising as to the balance in the Off-Site Infrastructure Account, and the status of construction of the Off-Site Infrastructure Work. When the CDD or the Constructing Party, as applicable, reasonably believes that the Off-Site Infrastructure Work is complete and sufficient for Builder to obtain building permits and certificates of occupancy for the homes to be constructed by Builder in the Property, the CDD or the Constructing Party, as applicable, shall deliver to Builder a certificate from the CDD Engineer or the engineer of record for the Community ("**Engineer of Record**"), if different, certifying to Buyer the completion of the Off-Site Infrastructure Work in accordance with the Approved Construction Plans and other applicable permits, any remaining punch-list items but that such items will not prevent Builder from obtaining building permits and certificates of occupancy within the Property, and conveyance to the CDD or

the County of the areas included within the Off-Site Infrastructure Work that are required to be owned and maintained by the CDD or the County together with evidence of the CDD's or the County's acceptance of the same for operation and maintenance.

5. Default; Builder's Takeover Rights. Subject to Section 8 below, (a) if the Constructing Party does not commence the Off-Site Infrastructure Work by the Infrastructure Work Commencement Deadline, complete the Off-Site Infrastructure Work by the Infrastructure Work Completion Deadline, or ceases the construction of the Off-Site Infrastructure Work for a period of thirty (30) consecutive days or forty-five (45) cumulative days, (b) EPG or EPG Development fails to fund any shortfall due under the Funding and Completion Agreement, as required by Section 4, or (c) the CDD, EPG or EPG Development is otherwise in default under this Development Agreement and such default is uncured within any applicable cure period, then Builder, at Builder's option, may elect (by providing written notice of such election to the CDD, EPG and EPG Development) to complete the Off-Site Infrastructure Work in accordance with all Approved Construction Plans and applicable permits, in which case all direct costs and expenses incurred by Builder in doing so shall be payable to Builder from the CDD Off-Site Infrastructure Work Funds by way of requisitions submitted to the CDD and EPG will cause its representatives on the CDD Board to approve the same, and/or EPG and EPG Development, as applicable pursuant to Section 4, plus an amount equal to ten percent (10%) of such direct costs and expenses payable to Builder shall be paid by EPG Development, provided Buyer provides EPG with all invoices and receipts for such expenses. Builder will provide the CDD and EPG Development with all invoices and receipts for such expenses. All payment requests from Builder under this section shall be paid within fifteen (15) days after receipt of an invoice therefor, after which such amounts shall bear interest at ten percent (10%) per annum until paid, and Buyer may, if not paid sooner, offset any amounts due to Builder against amounts due from Builder under the Purchase Agreement. EPG, EPG Development and the CDD, as applicable, hereby grant Builder a nonexclusive license to enter upon any portion of the Community which are necessary or convenient for Builder's construction, modification, or installation of the Off-Site Infrastructure Work. EPG, EPG Development and the CDD, as applicable, shall cooperate with and assist Builder by providing any information which may be reasonably requested concerning completing the Off-Site Infrastructure Work, and EPG, EPG Development and the CDD, as applicable, hereby authorize and grant Builder a nonexclusive license to use the Approved Construction Plans, all permits, contracts, materials and information applicable to the Property or the Off-Site Infrastructure Work which may be necessary or desirable for the completion of the Off-Site Infrastructure Work, and shall notify the General Contractor of the foregoing rights and require the General Contractor to consent to the assignment of the GC Contract to Builder if requested by Builder. EPG, EPG Development and the CDD, as applicable, shall also take all reasonable actions and obtain such consents that are necessary in order for Builder to be able to use the CDD Off-Site Infrastructure Work Funds to complete such Off-Site Infrastructure Work if Builder exercises its self-help rights as provided herein. To the extent Builder exercises the right to complete the Off-Site Infrastructure Work as provided in this Section, Builder shall use good faith efforts to cooperate with any other builders within the Community who own lots or property to be served by such Off-Site Infrastructure Work and who may have elected to exercise similar step-in rights with respect to the Off-Site Infrastructure Work.

6. Cooperation. The parties agree to cooperate with each other to grant to each other

such easements, licenses and agreements as the parties each in good faith determine are reasonably necessary for the completion of the Off-Site Infrastructure Work. Any such easements, licenses and agreements shall be narrowly drawn to serve the intended purposes, shall provide for relocation and dedication of such easements if applicable, and shall be in all respects reasonably acceptable to the parties.

7. Term; Covenant Running with the Land; Successors and Assigns. This Development Agreement shall be binding upon and inure to the benefit of Builder, its successors and assigns, and all other persons acquiring any interest in the Property, or any portion thereof (except for the purchasers of individual, platted, residential lots which shall not be entitled to the benefits of this Development Agreement). EPG's, EPG Development's and/or the CDD's obligations under this Development Agreement are and shall constitute binding covenants of EPG, EPG Development and CDD, as applicable, and their respective successors and assigns. Lots within the Property shall be deemed released automatically from the terms and scope of this Development Agreement upon recordation in the Public Records of a deed conveying to an individual homeowner fee simple title to such lot improved with a home, and any title insurance company may rely upon the foregoing in issuing title insurance free and clear of this Development Agreement with respect to such lot at such time and thereafter. Further, and without limitation of the foregoing, upon completion of the Off-Site Infrastructure Work as determined in accordance with Section 4, any party may request the other party to execute a Notice of Termination of this Development Agreement, in which event the parties shall execute such Notice of Termination within seven (7) business days after receipt of such request, subject to a good-faith dispute by the non-requesting party as to whether the Off-Site Infrastructure Work is complete (which dispute shall be resolved by the CDD Engineer).

8. Force Majeure. In the event that the performance by a party of any of its obligations hereunder is delayed by natural disaster, epidemic, pandemic, terrorist activity, war, labor dispute, material or supplies shortage, strike, act of God, or other matter beyond the control of such party, without such party's fault or negligence, then the party affected shall notify the other party in writing of the specific obligation delayed within fifteen (15) days after the occurrence of such matter, including the estimated duration of the delay, in which event the deadline for completion of such obligation shall be extended by a number of days equal to the actual duration of the delay, provided that in no event shall the extension be longer than thirty (30) days or all extensions, in the aggregate, be longer than ninety (90) days. The foregoing shall not apply to any obligation to pay money due hereunder.

9. Entire Agreement. This Development Agreement, together with any exhibits attached hereto, and the Purchase Agreement constitutes the entire agreement between the parties with respect to the specific subject matter hereof, and no prior written documents, and no prior or contemporary oral statements, representations, promises, or understandings not embodied in this Development Agreement or the Purchase Agreement shall be of any force and/or effect. In event of a conflict between the terms and provisions of this Development Agreement and the surviving provisions of the Purchase Agreement, the terms and provisions of this Development Agreement will control.

10. No Third-Party Beneficiaries; Assignment. Notwithstanding anything to the

contrary set forth in this Development Agreement, this Development Agreement is for the benefit of Builder, and may not be relied upon, or enforced by any person or entity other than Builder or its designated successors or permitted assigns. No party may assign this Development Agreement, or its rights or obligations hereunder, without the prior written consent of the other parties hereto, which consent may be withheld in each party's sole discretion.

11. Amendment; Waiver. This Development Agreement may not be modified or amended without the written consent of the parties. Any such amendment shall be recorded in the public records of the County. The failure by Builder to enforce any covenant, condition, or restriction set forth herein shall in no event be deemed a waiver of the right to enforce the same or any other breach or violation thereof, and no waiver of any right or obligation hereunder shall be effective unless in writing signed by the party to be charged with such waiver.

12. Enforcement; Remedies. In the event of the breach of any of the provisions set forth in this Development Agreement, Builder shall be entitled to all rights and remedies available (a) at law (except for the recovery of special, consequential or punitive damages which are hereby waived), (b) in equity, including, without limitation, injunctive relief for the immediate and irreparable harm that would be caused by any act or omission by EPG, EPG Development and CDD, as applicable, and under this Development Agreement, including without limitation the self-help and other remedies afforded by Section 5, to comply with the terms of this Development Agreement. In the event of any action for enforcement of this Development Agreement, Builder shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and legal assistants' fees and costs incurred by reason of such action, and all costs of mediation, arbitration or suit at both the trial and appellate levels. Notwithstanding anything contained herein to the contrary, no party shall take any action with respect to another party's violation or breach of this Development Agreement until the non-defaulting party has given written notice to the defaulting party and the defaulting party has failed to cure the default for a period of fifteen (15) days after receipt of such notice. Notwithstanding the cure period provided pursuant to the foregoing sentence, there shall be only one (1) business day cure period in connection with the payment of any money required to be paid to any party hereunder, time being of the essence under any of those circumstances.

13. Litigation. In the event of any litigation arising from or related to this Development Agreement, the prevailing party shall be entitled to reimbursement of attorneys' fees and costs incurred at all proceedings, including, without limitation, before trial, at trial and all appellate levels, or as part of any bankruptcy proceeding, or in an action to recover attorney's fees and costs, from the non-prevailing party or parties. This Section shall survive any termination of this Development Agreement.

14. Governing Law and Venue. This Development Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue and jurisdiction for any dispute arising under this Development Agreement shall be exclusively in the courts located in Pasco County, Florida, or the United States District Court for the Middle District of Florida.

15. Severability. If any provision contained in this Development Agreement is found to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Development Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein unless such unenforceable provision results in a frustration of the purpose of this Development Agreement or the failure of consideration.

16. Construction. The parties hereto acknowledge that they have had the benefit of independent counsel with regard to this Development Agreement and that this Development Agreement has been prepared as a result of the joint efforts of all parties and their respective counsel. Accordingly, all parties agree that the provisions of this Development Agreement shall not be construed or interpreted for or against any party hereto based upon authorship.

17. Notices. Notices hereunder shall be given to the parties at the addresses set forth in the preamble by overnight delivery service or e-mail communication with electronically generated delivery confirmation. For the purpose of calculating time limits which run from the giving of a particular notice, notice shall be deemed given and received one (1) business day after deposit with an overnight delivery service or upon a sender receiving an automated delivery receipt if delivered by e-mail communication. If any party hereto is represented by legal counsel, such legal counsel is authorized to deliver written notice directly to the other party on behalf of its client, and the same shall be deemed proper notice hereunder if delivered in the manner specified above.

18. Time of the Essence. Time is of the essence in the execution and performance of this Development Agreement and each of its provisions. The calculation of the number of days that has passed during any time period prescribed in this Development Agreement shall be based on calendar days, unless otherwise expressly set forth herein, and shall commence on the day immediately following the action or event giving rise to the commencement of the period and shall expire on the last day of the time period. Furthermore, any time period provided for herein which shall end on a Saturday, Sunday or holiday on which banks in the State of Florida are closed for business, shall extend to the next full business day. All times shall mean either Eastern Standard Time or Eastern Daylight Time as then currently applicable.

19. Counterparts. This Development Agreement may be executed in separate counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

20. Waiver of Trial by Jury. BUILDER, EPG AND EPG DEVELOPMENT HEREBY EXPRESSLY COVENANT AND AGREE TO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING RELATING TO, DIRECTLY OR INDIRECTLY, OR CONCERNING THIS DEVELOPMENT AGREEMENT OR THE CONDUCT, OMISSION, ACTION, OBLIGATION, DUTY, RIGHT, BENEFIT, PRIVILEGE OR LIABILITY OF A PARTY HEREUNDER TO THE FULL EXTENT PERMITTED BY LAW. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN AND IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY BUILDER, EPG AND EPG DEVELOPMENT. BUILDER, EPG AND EPG DEVELOPMENT HAVE HAD AN OPPORTUNITY TO SEEK LEGAL COUNSEL CONCERNING THIS

WAIVER. THIS WAIVER IS INTENDED TO AND DOES ENCOMPASS EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A JURY TRIAL WOULD OTHERWISE ACCRUE. BUILDER, EPG AND EPG DEVELOPMENT FURTHER CERTIFY AND REPRESENT TO EACH OTHER THAT NO PARTY, REPRESENTATIVE OR AGENT OF BUILDER, EPG OR EPG DEVELOPMENT (INCLUDING, BUT NOT LIMITED TO, THEIR RESPECTIVE COUNSEL) HAS REPRESENTED, EXPRESSLY OR OTHERWISE TO BUILDER OR EPG OR TO ANY AGENT OR REPRESENTATIVE OF BUILDER, EPG OR EPG DEVELOPMENT (INCLUDING, BUT NOT LIMITED TO, THEIR RESPECTIVE COUNSEL) THAT THEY WILL NOT SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL. THIS WAIVER SHALL APPLY TO THIS DEVELOPMENT AGREEMENT AND ANY FUTURE AMENDMENTS, SUPPLEMENTS OR MODIFICATIONS OF THIS DEVELOPMENT AGREEMENT.

21. Public Records. The parties acknowledge that all documents of any kind provided to the CDD or CDD staff in connection with this Development Agreement or the matters addressed herein may be public records and treated as such in accordance with Florida law.

22. Ratification. EPG covenants and agrees to cause the CDD Board of Supervisors to ratify and reaffirm this Agreement at the CDD meeting on December 12, 2023.

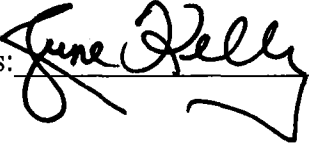
[Signatures begin on following page.]

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement, and shall be deemed to have executed such, on the day and year first above written.

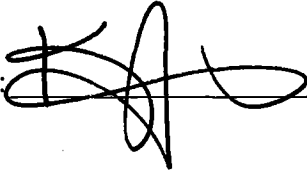
Signed, sealed and delivered
in the presence of:

Witness:



Print Name: June Kelly

Witness:



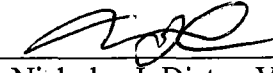
Print Name: Kelley C. Juneau

EPG:

EPG TWO RIVERS HOLDINGS VI, LLC,
a Florida limited liability company

By: Eisenhower Management, Inc., a Florida
corporation, its Manager

By:



Nicholas J. Dister, Vice President


STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of November, 2023, by Nicholas J. Dister, Vice President of Eisenhower Management, Inc., a Florida corporation, the Manager of **EPG TWO RIVERS HOLDINGS VI, LLC**, a Florida limited liability company, on behalf of the company, and who ☒ is personally known to me, or ☐ has produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA:



Printed Name:

My Commission Expires

[Notary Seal]

[Signatures continue on following page.]

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement, and shall be deemed to have executed such, on the day and year first above written.

Signed, sealed and delivered
in the presence of:

EPG Development:

**EPG TWO RIVERS DEVELOPMENT,
LLC**, a Florida limited liability company

Witness: _____

Print Name: June Kelly

By: Eisenhower Management, Inc., a Florida
corporation, its Manager

Witness: _____

Print Name: Kelley C. Juneau

By: _____

Nicholas J. Dister, Vice President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 10th day of November, 2023, by Nicholas J. Dister, Vice President
of Eisenhower Management, Inc., a Florida corporation, the Manager of **EPG TWO RIVERS
DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of the company, and who
☒ is personally known to me, or ☐ has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA:



Printed Name: _____

My Commission Expires: _____

[Notary Seal]

[Signatures continue on following page.]

[Signature page to Development Agreement]

Signed, sealed and delivered
In the presence of:

BUILDER:

CF GTIS IV TWO RIVERS, LLC,
a Delaware limited liability company

Witness: Leandra Alicea

Print Name: Leandra Alicea

Witness: Sydney ER

Print Name: Sydney Burken

By: Elizabeth Bradburn

Name: Elizabeth Bradburn

Title: Chief Financial Officer

STATE OF FLORIDA

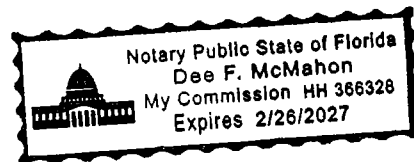
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of November, 2023, by Elizabeth Bradburn, as CFO of **CF GTIS IV TWO RIVERS, LLC**, a Delaware limited liability company, on behalf of thereof, and who ☒ is personally known to me, or ☐ has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA:

Dee F. McMahon
Printed Name: Dee F. McMahon
My Commission Expires: 2.26.2027

[Notary Seal]



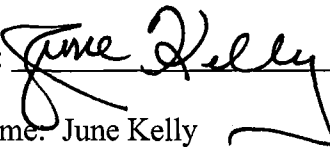
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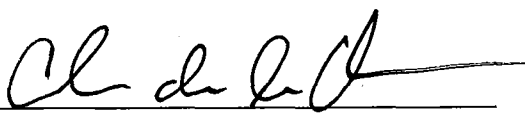
[Signature page to Development Agreement]

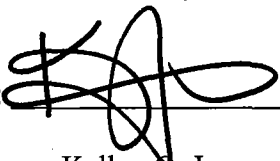
Signed, sealed and delivered
In the presence of:

CDD:

**TWO RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government established
pursuant to Chapter 190, *Florida Statutes*

Witness: 
Print Name: June Kelly

By: 
Name: Carlos de la Ossa
Title: Chairman

Witness: 
Print Name: Kelley C. Juneau

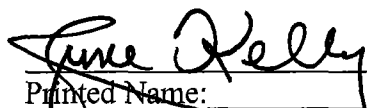
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 10th day of November, 2023, by Carlos de la Ossa, as Chairman
of the **TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of
special purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of
the Board of Supervisors. The foregoing person ☒ is personally known to me, or ☐ has produced
_____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA:




Printed Name: _____
My Commission Expires: _____

[Notary Seal]

Exhibit "A"

Property

DESCRIPTION: A parcel of land lying in Sections 28 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., 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, N.20°15'09"E., 4836.94 feet to the **POINT OF BEGINNING**; thence N.85°00'00"W., 854.34 feet; thence N.46°00'00"W., 668.62 feet; thence N.65°42'00"W., 387.61 feet to a point on a curve; thence Southwesterly, 9.68 feet along the arc of a curve to the left having a radius of 275.00 feet and a central angle of 02°01'02" (chord bearing S.23°17'29"W., 9.68 feet); thence N.67°43'02"W., 50.00 feet to a point on a curve; thence Northerly, 32.51 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 74°30'14" (chord bearing N.14°58'09"W., 30.27 feet) to a point of reverse curvature; thence Northwesterly, 93.55 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 16°29'30" (chord bearing N.43°58'31"W., 93.22 feet) to a point of reverse curvature; thence Westerly, 38.08 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 87°16'14" (chord bearing N.79°21'53"W., 34.50 feet) to a point of tangency; thence S.57°00'00"W., 21.19 feet to a point of curvature; thence Westerly, 207.04 feet along the arc of a curve to the right having a radius of 325.00 feet and a central angle of 36°30'00" (chord bearing S.75°15'00"W., 203.56 feet) to a point of tangency; thence N.86°30'00"W., 122.43 feet to a point of curvature; 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.48°30'00"W., 35.36 feet) to a point of cusp; thence N.03°30'00"E., 1027.67 feet; thence S.86°29'09"E., 211.00 feet; thence S.03°30'00"W., 7.32 feet to a point of curvature; thence Southeasterly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'00" (chord bearing S.41°30'00"E., 28.28 feet) to a point of tangency; thence S.86°30'00"E., 38.90 feet to a point of curvature; thence Easterly, 21.67 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 16°33'29" (chord bearing N.85°13'15"E., 21.60 feet); thence S.13°03'29"E., 50.00 feet; thence S.51°00'00"E., 249.59 feet; thence N.50°00'00"E., 761.81 feet; thence N.31°20'00"E., 214.08 feet to a point on a curve; thence Southeasterly, 5.15 feet along the arc of a curve to the right having a radius of 450.00 feet and a central angle of 00°39'21" (chord bearing S.58°20'20"E., 5.15 feet) to a point of reverse curvature; thence Easterly, 29.50 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 84°30'21" (chord bearing N.79°44'10"E., 26.90 feet) to a point of tangency; thence N.37°29'00"E., 104.23 feet; thence S.47°08'37"E., 50.22 feet; thence S.52°31'00"E., 124.02 feet; thence N.52°12'00"E., 72.49 feet; thence S.67°58'51"E., 178.42 feet; thence S.46°00'00"E., 497.83 feet; thence S.82°00'00"E., 607.17 feet; thence S.09°52'11"E., 408.41 feet to a point on a curve; thence along a line lying 75.00 feet West of and parallel with the aforesaid Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), 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., 668.00 feet to the **POINT OF BEGINNING**.

Property Access Road



STRALEY ROBIN VERICKER

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Website: www.srvlegal.com

M E M O R A N D U M

To: Angie Grunwald and Bryan Radcliff

From: John Vericker, Straley Robin Vericker

Date: October 23, 2023

Subject: CDD Statutory Website Content and ADA Accessibility Requirements

A community development district (“CDD”), is local unit of special purpose government created under Chapter 190, Florida Statutes, and is required by law to make certain information available to the public on the CDD website in accordance with the provisions of Chapters 189 and 190, Florida Statutes. This information must be regularly updated and made available on the website in the time frame specified by law. This memo outlines the content to be placed on the CDD website.

The statutory requirements for CDD websites include the following documents:

1. The full legal name of the CDD.
2. The public purpose of the CDD.
3. The name of the entity that established the CDD.
4. The date of establishment of the CDD.
5. A description of the boundaries and the services provided by the CDD.
6. A reference to Chapter 190, Florida Statutes as the charter for the CDD.
7. Any grant of special powers under Section 190.012, Florida Statutes.
8. A link to the following websites:
 - a. <https://apps.fldfs.com/localgov/reports/AdHoc.aspx> (the Department of Financial Services’ website that publishes the CDD’s annual reports).
 - b. <http://www.ethics.state.fl.us/Research/EthicsLaws.aspx> (Code of Ethics).
 - c. https://flauditor.gov/pages/efile_reports.html (the link to the Auditor General’s website to view the CDD’s final audit report).
9. CDD Primary Contact Information (District Manager’s office) including the mailing address, email address, and telephone number.
10. CDD Supervisor information including the name, mailing address, email address, and the term for each member of the governing body of the CDD.
11. A listing of the regularly scheduled public meetings and workshops.

12. Agendas of any meeting or workshop, excluding confidential and exempt information which must be available at least seven days in advance and must remain on the website for at least one year after the meeting or workshop.
13. The current fiscal year of the CDD (always begins on October 1 and concludes on September 30).
14. A listing of all assessments and fees imposed and collected by the CDD and the following informational statement “The CDD is authorized to levy, impose, collect, and enforce special assessments and fees pursuant to Chapters 170, 190, and 197 of the Florida Statutes.”
15. The proposed final budget which must be on the website at least two days prior to the public hearing and must remain on the website for at least forty-five days.
16. The adopted budget of the CDD which must be posted within thirty days of adoption and which must remain on the website for at least two years.
17. Any budget amendments which must be posted within five days of adoption and which must remain on the website for at least two years.
18. The final complete audit reports for the past five fiscal years.

In addition to the statutory content requirements, CDD websites must also meet the Americans with Disabilities Act (the “**ADA**”) technical standards so the website and the documents are fully accessible to all members of the public. Thus, the CDD should retain a qualified website provider that can make the website and the documents properly comply with the ADA accessibility standards.

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of December, 2023 by **EPG-Two Rivers, LLC**, a Florida limited liability company (“**Grantor**”), whose address is 111 S. Armenia Ave., Ste. 201, Tampa, FL 33609, in favor of **Two Rivers East Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Ste. 300, Tampa, FL 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration paid in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, certain real property located in Pasco County, Florida (“**Property**”), more particularly described in **EXHIBIT “A”** attached hereto and incorporated herein by this reference.

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2023 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

EPG-Two Rivers, LLC
a Florida limited liability company

(Witness 1 – Signature)

Nicholas Dister
Authorized Representative

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this December __, 2023, by Nicholas Dister, as Authorized
Representative of EPG-Two Rivers, LLC, a Florida limited liability company, on behalf of the
company, who is ☐ personally known to me or ☐ has produced
_____ as identification.

Notary Public Signature

Notary Stamp

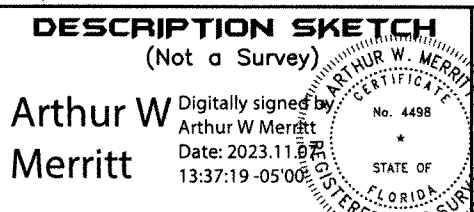
**TWO RIVERS EAST
LODGE GRASS BOULEVARD
RIGHT-OF-WAY CONVEYANCE PARCEL**

DESCRIPTION: A parcel of land lying in Sections 28 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., 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, N.20°15'09"E., 2402.03 feet to a point of curvature, also being the **POINT OF BEGINNING**; 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.24°44'51"W., 35.36 feet) to a point of tangency; thence N.69°44'51"W., 107.56 feet to a point of curvature; thence Northwesterly, 176.48 feet along the arc of a curve to the right having a radius of 2171.00 feet and a central angle of 04°39'27" (chord bearing N.67°25'08"W., 176.43 feet); thence N.50°17'29"W., 84.79 feet; thence N.61°14'08"W., 62.65 feet to a point of curvature; thence Northwesterly, 2429.17 feet along the arc of a curve to the right having a radius of 2150.00 feet and a central angle of 64°44'08" (chord bearing N.28°52'04"W., 2302.01 feet) to a point of tangency; thence N.03°30'00"E., 1995.08 feet to a point of curvature; thence Northerly, 1235.52 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 34°31'54" (chord bearing N.13°45'57"W., 1216.91 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 Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; 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., 126.28 feet to a point of curvature; thence Southerly, 1050.69 feet along the arc of a curve to the right having a radius of 2150.00 feet and a central angle of 28°00'00" (chord bearing S.10°30'00"E., 1040.26 feet) to a point of tangency; thence S.03°30'00"W., 1995.08 feet to a point of curvature; thence Southerly, 1774.50 feet along the arc of a curve to the left having a radius of 2050.00 feet and a central angle of 49°35'44" (chord bearing S.21°17'52"E., 1719.61 feet) to a point of compound curvature; thence Southeasterly, 743.05 feet along the arc of a curve to the left having a radius of 1800.00 feet and a central angle of 23°39'07" (chord bearing S.57°55'18"E., 737.78 feet) to a point of tangency; thence S.69°44'51"E., 207.80 feet to a point of curvature; thence Northeasterly, 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.65°15'09"E., 35.36 feet) to a point of cusp; thence along a line lying 75.00 feet West of and parallel with the aforesaid Westerly boundary of the right-of-way for U.S. HIGHWAY 301 (State Road 41), S.20°15'09"W., 192.00 feet to the **POINT OF BEGINNING**.

Containing 16.544 acres, more or less.

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

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey) 		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEELE STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200	
Digitally signed by Arthur W Merritt Date: 2023.11.07 13:37:19 -05'00'		No. 4498 STATE OF FLORIDA REGISTERED LAND SURVEYOR	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-021 Date: 10/25/23 Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONV-DS.dwg File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\Public Roads\Lodge Grass Boulevard SEC.'S 28 AND 33, TWP. 26 S., RNG. 21 E.	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			

CURVE DATA TABLE

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

BASIS OF BEARINGS

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

LEGEND:

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

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

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

DESCRIPTION SKETCH
(Not a Survey)

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

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

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

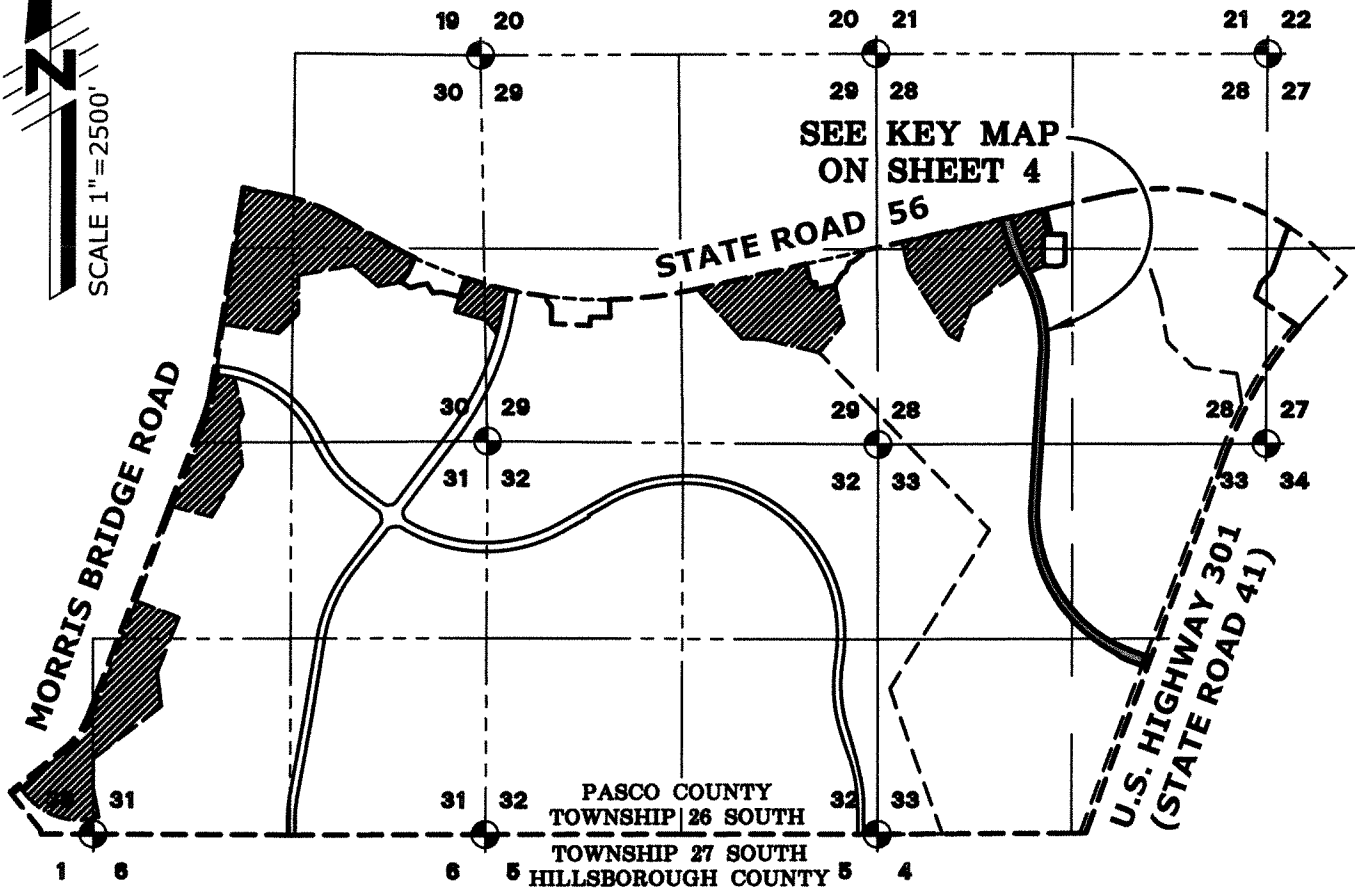
AMERRITT, INC.

LAND SURVEYING AND MAPPING

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

Drawn: VBR	Checked: AWM	Order No.: AMI-EPG-TR-021
Date: 10/25/23	Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONV-DS.dwg	
File Path: P:\New Files\Master Plan\Description\West-East Parcel\Public Roads\Lodge Grass Boulevard		
SEC.'S 28 AND 33, TWP. 26 S., RING. 21 E.		

No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 2 OF 10 SHEETS			



LOCATION MAP

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

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

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

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

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

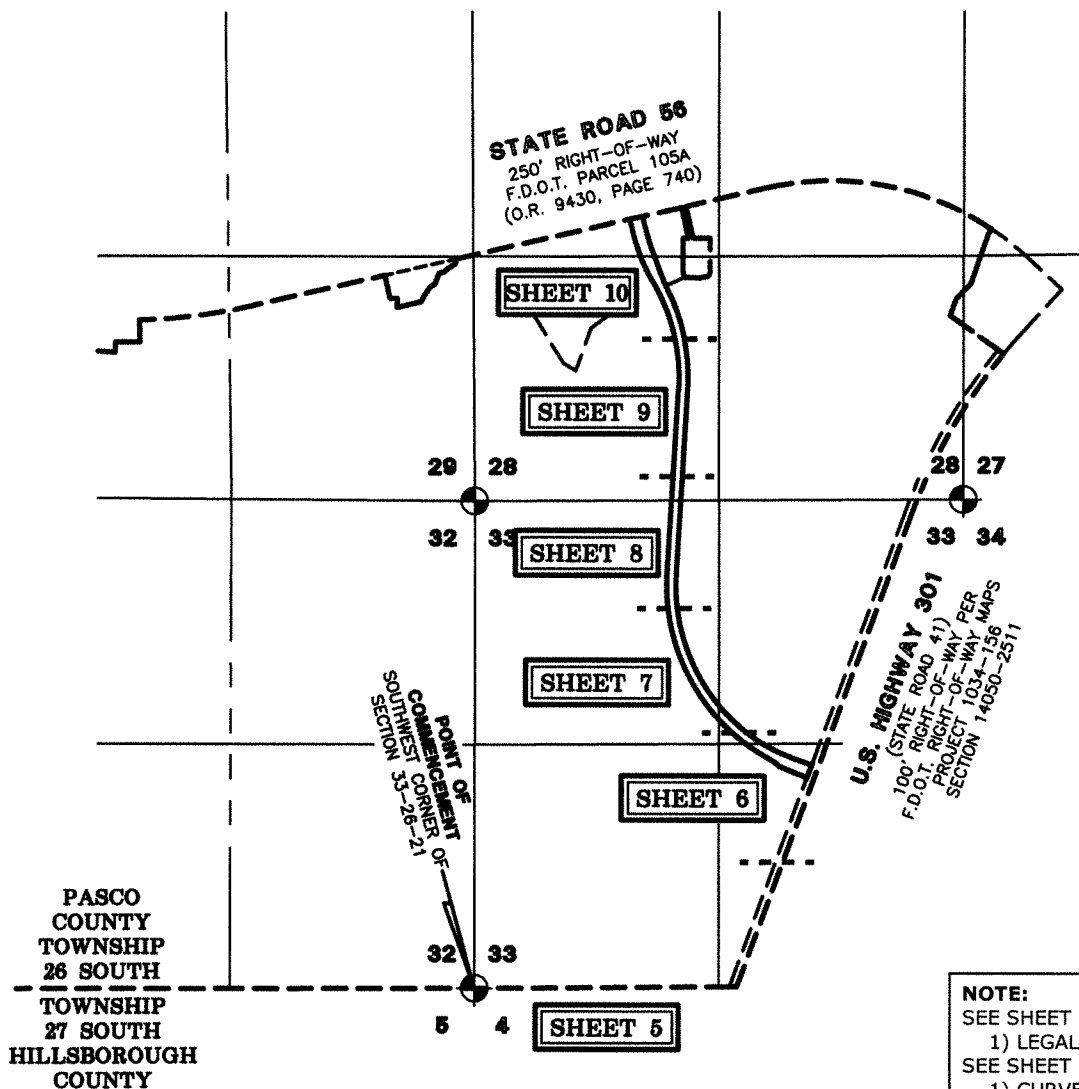
AMERRITT, INC.

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

Drawn: VBR	Checked: AWM	Order No.: AMI-EPG-TR-021
Date: 10/25/23	Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONV-DS.dwg	
File Path: P:\New Files\Master Plan\Description\West-East Parcel\Public Road\Lodge Grass Boulevard		
SEC. 5 28 AND 33, TWP. 26 S., RING. 21 E.		

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



KEY MAP

NOTE:

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

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

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

DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

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

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

AMERRITT, INC.

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TAMPA, FL 33609
PHONE (813) 221-5200

Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-021

Date: 10/25/23 Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONV-DS.dwg

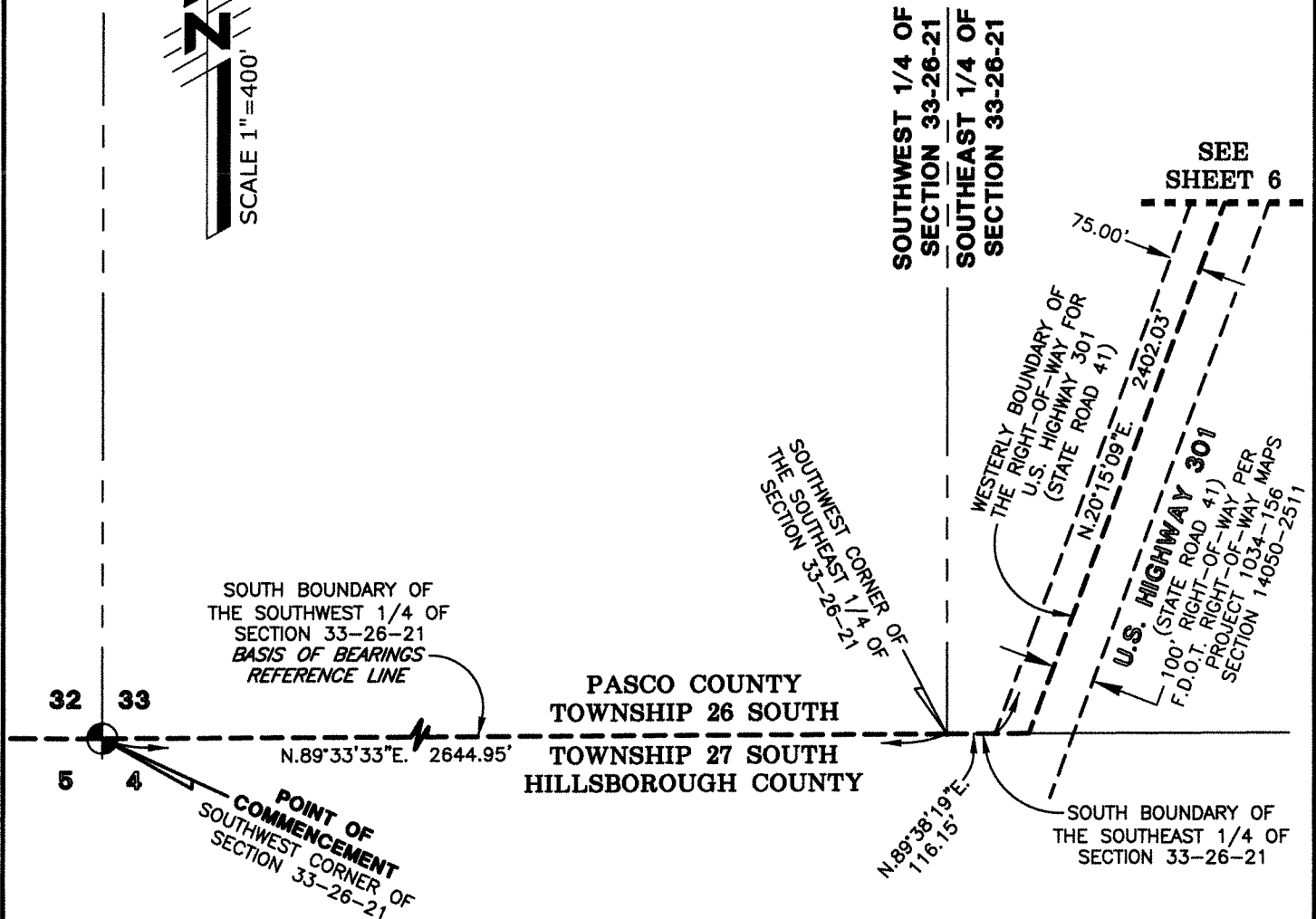
File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\Public Roads\Lodge Grass Boulevard

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

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 4 OF 10 SHEETS

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



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

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

DESCRIPTION SKETCH
 (Not a Survey)

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

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

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

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

Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-021

Date: 10/25/23 Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONW-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\Public Road\Lodge Grass Boulevard

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

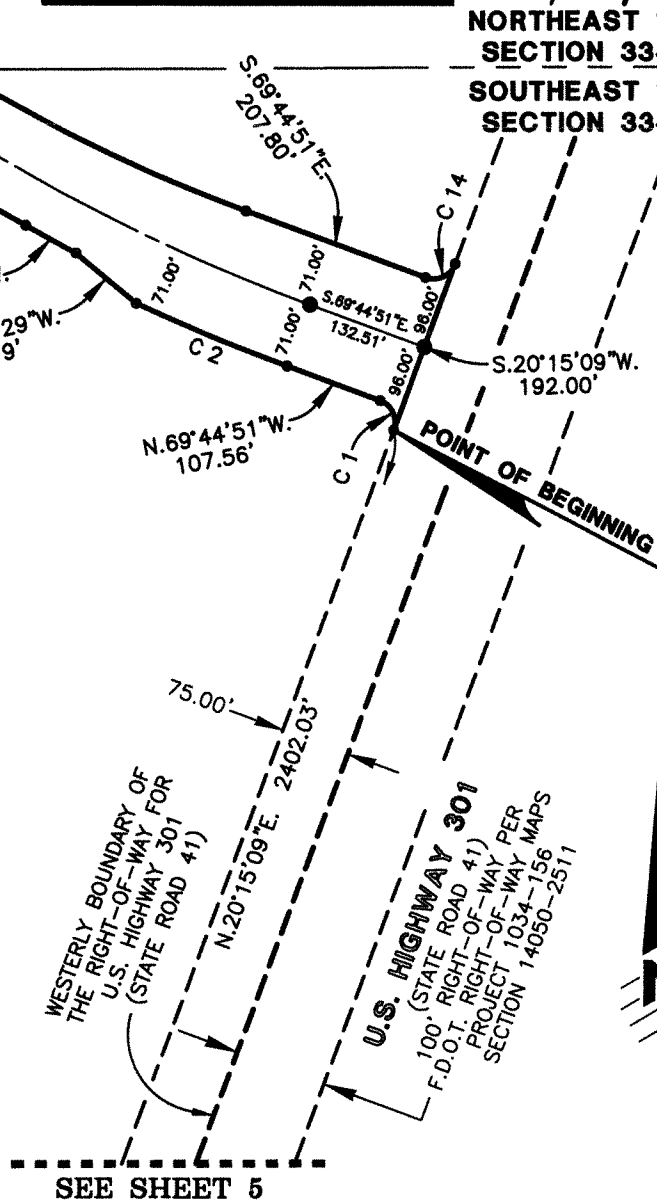
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 5 OF 10 SHEETS			

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

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

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

SEE SHEET 7



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

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

DESCRIPTION SKETCH
 (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
 SIGNATURE AND SEAL.

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

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

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

Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-021

Date: 10/25/23 Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONV-DS.dwg

File Path: P:\Two Rivers\Under Plan\Description\West-East Parcel\Public Roads\Lodge Grass Boulevard

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

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 8 OF 10 SHEETS

SEE SHEET 8

50.00'

C 3

C 17

C 12

LODGE GRASS BOULEVARD
(PROPOSED)

100.00'

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

50.00'

50.00'

C 13

SEE SHEET 6

NOTE:

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



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

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

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.

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

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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

Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-021

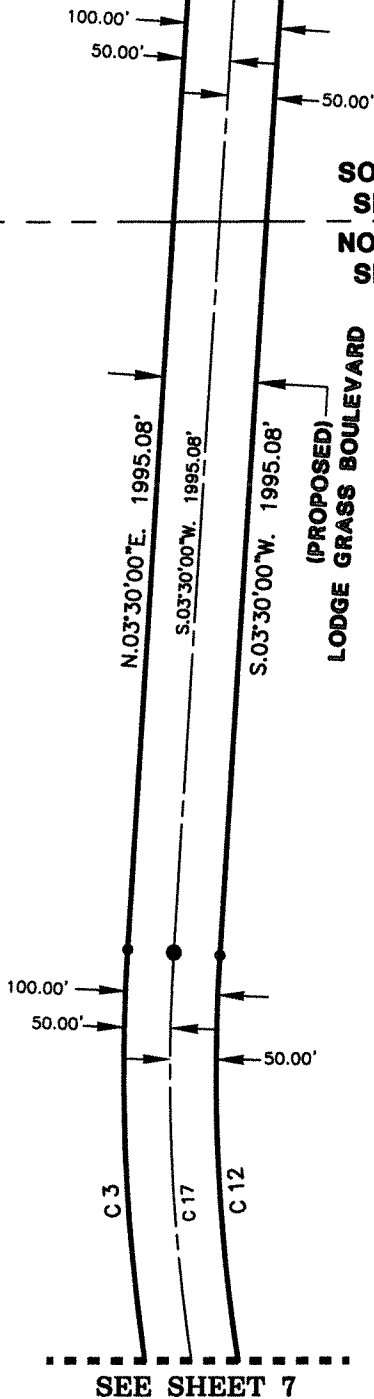
Date: 10/25/23 Dwg: TRVERS EAST-LODGE GRASS BLVD-RW CONW-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\Public Road\Lodge Grass Boulevard

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

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

SEE SHEET 9



SEE SHEET 7

NOTE:

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

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



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

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

DESCRIPTION SKETCH
 (Not a Survey)

SEE SHEET 1 FOR ELECTRONIC
 SIGNATURE AND SEAL.

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

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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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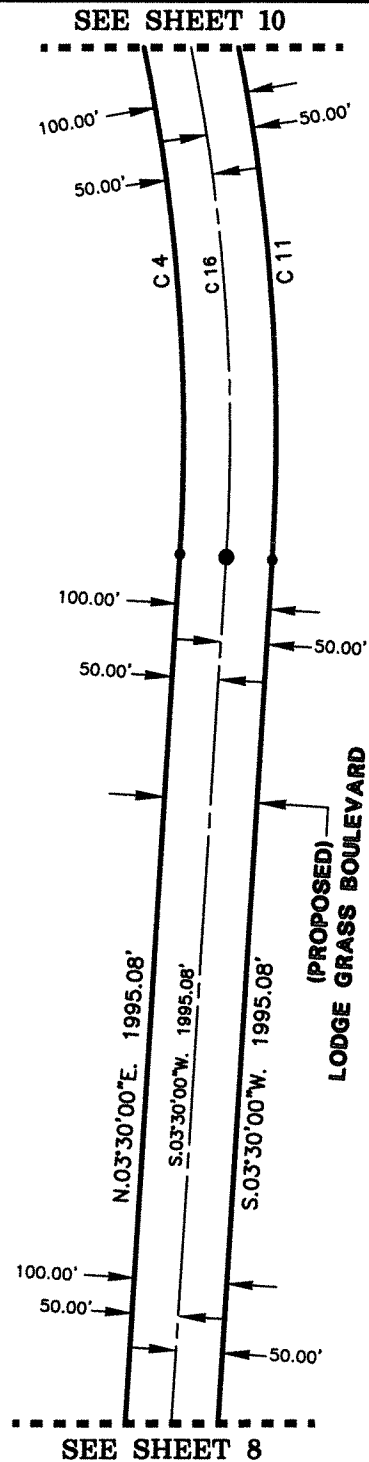
Date: 10/25/23 Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONW-DS.dwg

File Path: P:\New Files\Maple Plan\Description\West-East Parcel\Public Road\Lodge Grass Boulevard

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

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 8 OF 10 SHEETS



NOTE:

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 1) LEGAL DESCRIPTION
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 2) BASIS OF BEARINGS NOTE
 3) LEGEND

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



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

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

DESCRIPTION SKETCH
 (Not a Survey)

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

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. AZEELE STREET, SUITE 150

TAMPA, FL 33609

PHONE (813) 221-5200

Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-021

Date: 10/25/23 Dwg: TRVERS EAST-LODGE GRASS BLVD-RW CONW-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\Public Roads\Lodge Grass Boulevard

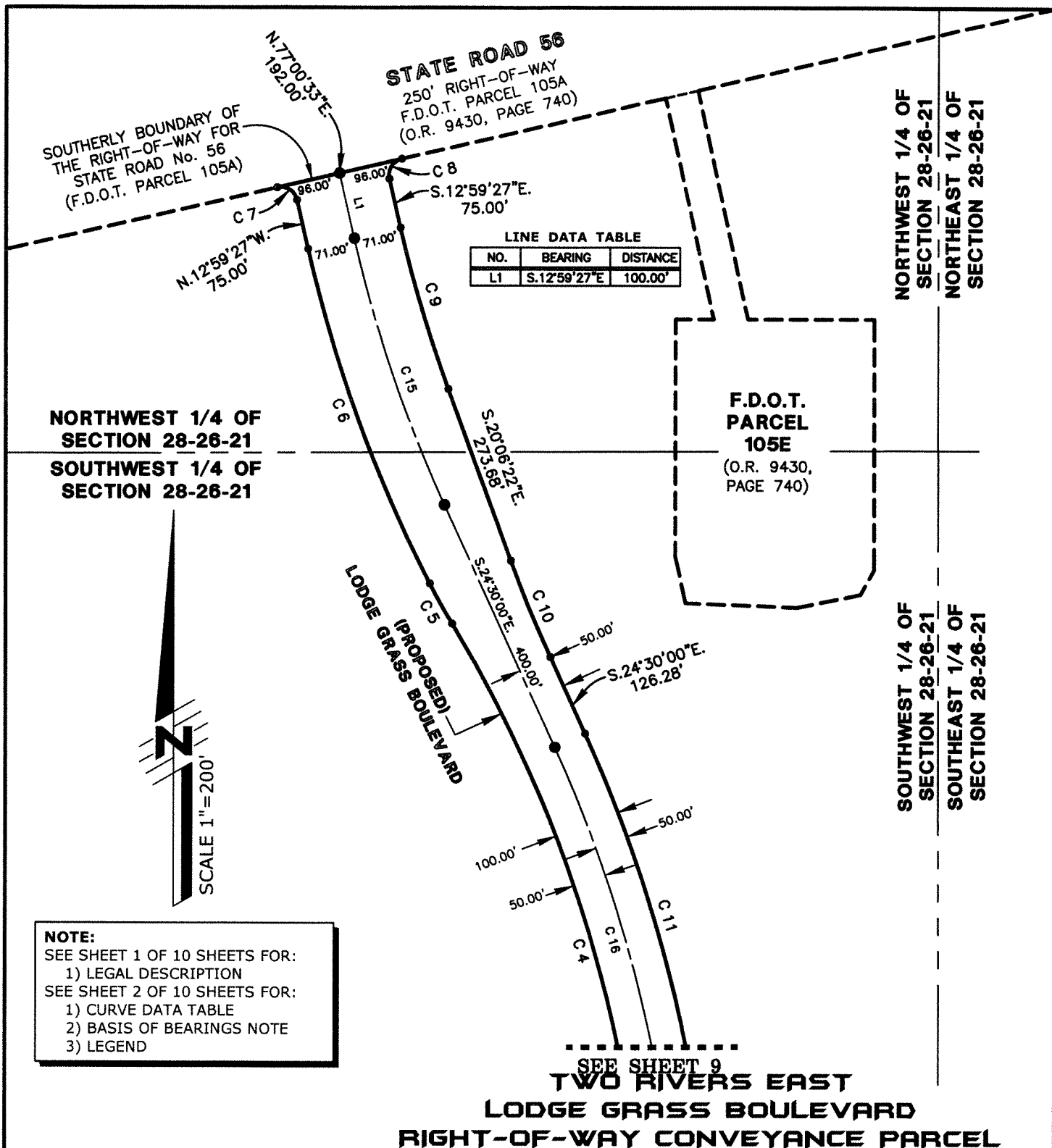
SEC. S 28 AND 33, TWP. 28 S., RNG. 21 E.

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

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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 9 OF 10 SHEETS



NOTE:
 SEE SHEET 1 OF 10 SHEETS FOR:
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 1) CURVE DATA TABLE
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 3) LEGEND

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey)			
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.			
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. AZEELE STREET, SUITE 150 TAMPA, FL 33609 PHONE (813) 221-5200	
Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-021		Date: 10/25/23 Dwg: TRIVERS EAST-LODGE GRASS BLVD-RW CONW-DS.dwg	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		SEC'S 28 AND 33, TWP. 28 S., RING. 21 E.	

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

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

The regular meeting of the Board of Supervisors of Two Rivers East Community Development District was held on Tuesday, October 17, 2023, and called to order at 11:44 a.m. at the Ballantrae Community Clubhouse located at 17611 Mentmore Boulevard, Land O'Lakes, FL. 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Thomas Spence	Assistant Secretary
Mike Rainer	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
John Vericker	District Counsel
Michael Broadus	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 **Business Items**

A. Ratification of Resolution 2023-42, Re-Allocating and Allocating a Portion of Construction Funds from Bonds' Proceeds for CDD Infrastructure

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2023-42, Re-Allocating and Allocating a Portion of Construction Funds from Bonds Proceeds for CDD Infrastructure, was ratified. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the September 19, 2023, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures September 2023

C. Acceptance of the Financials and Approval of the Check Register for September 2023

Unapproved

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

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

SIXTH ORDER OF BUSINESS

Board and Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the meeting was adjourned. 5-0

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
CARLOS DE LA OSSA	CDLO 101723	\$200.00		SUPERVISOR FEE 10/17/23
MICHAEL TODD RAINER	MR 101723	\$200.00		SUPERVISOR FEE 10/17/23
NICHOLAS J. DISTER	ND 101723	\$200.00		SUPERVISOR FEE 10/17/23
RYAN MOTKO	RM 101723	\$200.00		SUPERVISOR FEE 10/17/23
STRALEY ROBIN VERICKER	23631	\$1,065.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
THOMAS R. SPENCE	TS 101723	\$200.00		SUPERVISOR FEE 10/17/23
Variable Contract Subtotal		\$2,065.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
ADA SITE COMPLIANCE	2980	\$1,500.00		COMPLIANCE
FLORIDA DEPARTMENT ECONOMIC OPPROTUNITY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
TAMPA BAY TIMES	308169 100423	\$143.20		MEETING SCHEDULE AD
TAMPA BAY TIMES	311164 100823	\$158.00	\$301.20	CHANGE IN METTING LOCATION AD
Regular Services Subtotal		\$1,976.20		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$4,041.20		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

TWO RIVERS EAST CDD

MEETING DATE: 10-17-23

Cd10 101723

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 Angie Grunwald

TWO RIVERS EAST CDD
MEETING DATE: 10-17-23

MR101723

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 Angie Grunwald

TWO RIVERS EAST CDD

MEETING DATE: 10-17-23

ND 101723

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 Angie Grunwald

TWO RIVERS EAST CDD
MEETING DATE: 10-17-23

Rm 101723

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 Angie Grunwald

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

October 04, 2023

Client: 001581

Matter: 000001

Invoice #: 23631

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
8/16/2023	LB	PREPARE FINAL TERMS RESOLUTIONS FOR 2023 BONDS TO ADOPT SUPPLEMENTAL ENGINEER'S REPORT AND SECOND SUPPLEMENTAL METHODOLOGY REPORT.	1.1	\$192.50
8/25/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.1	\$412.50
9/3/2023	JMV	REVIEW COMMUNICATION FROM L. POPELKA; PREPARE FUNDING AGREEMENT.	0.9	\$337.50
9/6/2023	LB	FINALIZE RESOLUTION ADOPTING FINAL TERMS OF THE 2023 BONDS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RESOLUTION AND EXHIBITS TO RESOLUTION FOR ADOPTION AT THE SEPTEMBER 19TH BOARD MEETING.	0.3	\$52.50
9/6/2023	LB	REVIEW CORRESPONDENCE RE ENGINEER'S REPORTS; RESEARCH RECORDS RE SAME; PREPARE CORRESPONDENCE TO J. MAHONEY RE SAME.	0.4	\$70.00
Total Professional Services			3.8	\$1,065.00

October 04, 2023
Client: 001581
Matter: 000001
Invoice #: 23631

Page: 2

Total Services	\$1,065.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,065.00
Previous Balance		\$2,509.85
Less Payments		(\$959.85)
PAY THIS AMOUNT		\$2,615.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23496	August 28, 2023	\$1,550.00	\$0.00	\$0.00	\$0.00	\$2,615.00
Total Remaining Balance Due						\$2,615.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,065.00	\$1,550.00	\$0.00	\$0.00

TWO RIVERS EAST CDD

MEETING DATE:10-17-23

TS 101723

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 Angie Grunwald

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Brittany Crutchfield Two Rivers East CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2980	10/14/2023	\$1,500.00	10/28/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
For Two Rivers East CDD: new, compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual tech support.	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89546
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001769

Two Rivers East Community Development District

Mr. Brian Lamb

Inframark LLC

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

Received

OCT 05 2023

2. Telephone: 813-873-7300 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: Not on file - Due by the end of the first fiscal year after creation.
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 09/23/2022
11. Creation Document on File: 09/23/2022
12. Date Established: 09/23/2022
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 22-52
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



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	
10/ 4/23		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
10/04/2023	Deirdre Bonett	325212	
Total Amount Due		Ad Number	
\$143.20		0000308169	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/23	10/04/23	0000308169	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$139.20
10/04/23	10/04/23	0000308169	Tampabay.com	Legals CLS	Meeting Schedule	1	2x59 L	\$0.00
					AffidavitMaterial			\$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
10/ 4/23		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
10/04/2023	Deirdre Bonett	325212	
Total Amount Due		Ad Number	
\$143.20		0000308169	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

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: Meeting Schedule** was published in said newspaper by print in the issues of: **10/ 4/23** 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 not 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.

DB

Signature Affiant

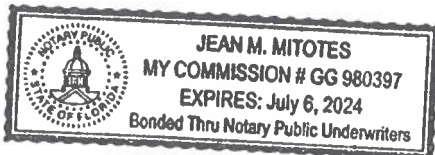
Sworn to and subscribed before me this **10/04/2023**

[Signature]

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2024
TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers East Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

October 17, 2023	11:00 a.m.
November 21, 2023	11:00 a.m.
December 19, 2023	11:00 a.m.
January 16, 2024	11:00 a.m.
February 20, 2024	11:00 a.m.
March 19, 2024	11:00 a.m.
April 16, 2024	11:00 a.m.
May 21, 2024	11:00 a.m.
June 18, 2024	11:00 a.m.
July 16, 2024	11:00 a.m.
August 20, 2024	11:00 a.m.
September 17, 2024	11:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angle Grunwald
District Manager
Run Date: October 04, 2023

0000308169



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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

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10/ 8/23		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
10/08/2023	Deirdre Bonett	325212	
Total Amount Due		Ad Number	
\$158.00		0000311164	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/08/23	10/08/23	0000311164	Times	Legals CLS	Change in Meeting Location	1	2x45 L	\$154.00
10/08/23	10/08/23	0000311164	Tampabay.com	Legals CLS	Change in Meeting Location AffidavitMaterial	1	2x45 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
10/ 8/23		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
10/08/2023	Deirdre Bonett	325212	
Total Amount Due		Ad Number	
\$158.00		0000311164	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

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: Change in Meeting Location** was published in said newspaper by print in the issues of: **10/ 8/23** 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 not 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.

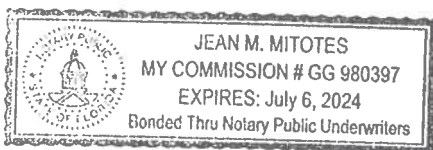
 Signature Affiant

Sworn to and subscribed before me this **10/08/2023**

 Signature of Notary Public

Personally known _____ **X** _____ or produced identification

Type of identification produced _____



NOTICE OF REGULAR BOARD
"CHANGE IN MEETING LOCATION"
TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers East Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Two Rivers East Community Development District has been changed to be held at the Ballantrae Community Clubhouse located at 17611 Mentmore Blvd, Land O' Lakes, FL 34638 for the following dates.

October 17, 2023, 11:00am
 December 19, 2023, 11:00am

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angie Grunwald
 District Manager

Run Date 10/08/2023

0000311164

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	104244	\$4,125.00		DISTRICT INVOICE OCTOBER 2023
INFRAMARK	104784	\$4,125.00	\$8,250.00	DISTRICT INVOICE NOVEMBER 2023
Monthly Contract Subtotal		\$8,250.00		
Variable Contract				
STRALEY ROBIN VERICKER	23792	\$1,880.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
Variable Contract Subtotal		\$1,880.00		
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		\$10,130.00		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#104244

DATE

10/31/2023

CUSTOMER ID

C3191

NET TERMS

Net 30

PO#**DUE DATE**

11/30/2023

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: October 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
Dissemination Services	1	Ea	416.67		416.67
Subtotal					4,125.00

Subtotal \$4,125.00

Tax \$0.00

Total Due \$4,125.00

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#104784

DATE

11/20/2023

CUSTOMER ID

C3191

NET TERMS

Net 30

PO#**DUE DATE**

12/20/2023

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: November 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
Dissemination Services	1	Ea	416.67		416.67
Subtotal					4,125.00

Subtotal \$4,125.00

Tax \$0.00

Total Due \$4,125.00

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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.

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

November 02, 2023
Client: 001581
Matter: 000001
Invoice #: 23792

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/18/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	3.1	\$1,162.50
9/19/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.3	\$487.50
9/19/2023	MS	TRANSMIT EXECUTED RESOLUTION ALLOCATING CONSTRUCTION FUND TO THE DISTRICT MANAGER.	0.2	\$35.00
9/19/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	0.6	\$195.00
Total Professional Services			5.2	\$1,880.00

November 02, 2023
Client: 001581
Matter: 000001
Invoice #: 23792

Page: 2

Total Services	\$1,880.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,880.00
Previous Balance		\$2,615.00
PAY THIS AMOUNT		\$4,495.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23496	August 28, 2023	\$1,550.00	\$0.00	\$0.00	\$0.00	\$3,430.00
23631	October 04, 2023	\$1,065.00	\$0.00	\$0.00	\$0.00	\$2,945.00
Total Remaining Balance Due						\$4,495.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,945.00	\$0.00	\$1,550.00	\$0.00

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 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 November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS					
Cash - Operating Account	\$ 13,160	\$ -	\$ -	\$ -	\$ 13,160
Due From Other Funds	-	-	817	-	817
Investments:					
Acq. & Const. (Offsite Project)	-	-	4,082,984	-	4,082,984
Acquisition & Construction Account	-	-	15,167,763	-	15,167,763
Interest Account	-	13,889	-	-	13,889
Reserve Fund	-	1,873,121	-	-	1,873,121
Revenue Fund	-	336,286	-	-	336,286
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	23,779,653	23,779,653
TOTAL ASSETS	\$ 13,160	\$ 2,223,296	\$ 19,251,564	\$ 26,260,000	\$ 47,748,020
LIABILITIES					
Accounts Payable	\$ 24,168	\$ -	\$ -	\$ -	\$ 24,168
Bonds Payable - Series 2023	-	-	-	26,260,000	26,260,000
Due To Other Funds	-	817	-	-	817
TOTAL LIABILITIES	24,168	817	-	26,260,000	26,284,985

TWO RIVERS EAST**Balance Sheet**

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	2,222,479	-	-	2,222,479
Capital Projects	-	-	19,251,564	-	19,251,564
Unassigned:	(11,008)	-	-	-	(11,008)
TOTAL FUND BALANCES	(11,008)	2,222,479	19,251,564	-	21,463,035
TOTAL LIABILITIES & FUND BALANCES	\$ 13,160	\$ 2,223,296	\$ 19,251,564	\$ 26,260,000	\$ 47,748,020

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ -	\$ 17,181	\$ 17,181	0.00%
Developer Contribution	118,425	8,979	(109,446)	7.58%
TOTAL REVENUES	118,425	26,160	(92,265)	22.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	1,000	2,000	33.33%
ProfServ-Dissemination Agent	4,200	833	3,367	19.83%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	1,880	7,620	19.79%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	750	3,750	16.67%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	9,000	1,700	7,300	18.89%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rentals & Leases	600	100	500	16.67%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	301	3,199	8.60%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	105,225	13,107	92,118	12.46%

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 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
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	-	3,200	0.00%
Total Other Physical Environment	3,200	-	3,200	0.00%
<u>Contingency</u>				
Misc-Contingency	10,000	-	10,000	0.00%
Total Contingency	10,000	-	10,000	0.00%
TOTAL EXPENDITURES	118,425	13,107	105,318	11.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,053	13,053	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(24,061)		
FUND BALANCE, ENDING		\$ (11,008)		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2023

Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 20,794	\$ 20,794	0.00%
Special Assmnts- CDD Collected	1,736,212	320,775	(1,415,437)	18.48%
TOTAL REVENUES	1,736,212	341,569	(1,394,643)	19.67%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	355,000	-	355,000	0.00%
Interest Expense	1,381,212	630,100	751,112	45.62%
Total Debt Service	1,736,212	630,100	1,106,112	36.29%
TOTAL EXPENDITURES	1,736,212	630,100	1,106,112	36.29%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(288,531)	(288,531)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,511,010		
FUND BALANCE, ENDING		\$ 2,222,479		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2023
Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 158,922	\$ 158,922	0.00%
TOTAL REVENUES	-	158,922	158,922	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Manager	-	38,500	(38,500)	0.00%
Total Administration	-	38,500	(38,500)	0.00%
TOTAL EXPENDITURES	-	38,500	(38,500)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	120,422	120,422	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		19,131,142		
FUND BALANCE, ENDING		\$ 19,251,564		

TWO RIVERS EAST

Bank Reconciliation

Bank Account No. 9075 TRUIST - GF Operating
Statement No. 11-23
Statement Date 11/30/2023

G/L Balance (LCY)	13,159.71	Statement Balance	18,359.71
G/L Balance	13,159.71	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	18,359.71
Subtotal	13,159.71	Outstanding Checks	5,200.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	13,159.71	Ending Balance	13,159.71
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
11/3/2023	Payment	1036	FLORIDA DEPARTMENT ECONOMIC OPPR		175.00	175.00	0.00
11/3/2023	Payment	1037	CARLOS DE LA OSSA		200.00	200.00	0.00
11/3/2023	Payment	1038	MICHAEL TODD RAINER		200.00	200.00	0.00
11/3/2023	Payment	1039	NICHOLAS J. DISTER		200.00	200.00	0.00
11/3/2023	Payment	1041	THOMAS R. SPENCE		200.00	200.00	0.00
11/22/2023	Payment	1042	ADA SITE COMPLIANCE		1,500.00	1,500.00	0.00
11/22/2023	Payment	1043	CARLOS DE LA OSSA		200.00	200.00	0.00
11/22/2023	Payment	1045	MICHAEL TODD RAINER		200.00	200.00	0.00
11/22/2023	Payment	1048	STRALEY ROBIN VERICKER		1,550.00	1,550.00	0.00
Total Checks					4,425.00	4,425.00	0.00
Deposits							
11/16/2023		JE000051	CK#581029345##### - O&M	G/L Ac	17,181.07	17,181.07	0.00
11/28/2023		JE000052	CK#1431### - Dev Funding	G/L Ac	2,050.83	2,050.83	0.00
Total Deposits					19,231.90	19,231.90	0.00
Outstanding Checks							
9/21/2023	Payment	1032	RYAN MOTKO		400.00	0.00	400.00
11/3/2023	Payment	1040	RYAN MOTKO		200.00	0.00	200.00
11/22/2023	Payment	1044	INFRAMARK		4,000.00	0.00	4,000.00
11/22/2023	Payment	1046	NICHOLAS J. DISTER		200.00	0.00	200.00
11/22/2023	Payment	1047	RYAN MOTKO		200.00	0.00	200.00
11/22/2023	Payment	1049	THOMAS R. SPENCE		200.00	0.00	200.00
Total Outstanding Checks.....					5,200.00		5,200.00