

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 15, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Two Rivers East Community Development District

Agenda Page 2

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager

Regular Meeting Agenda

Tuesday, July 15, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers East Community Development District will be held on **July 15, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

Meeting ID: 297 982 188 241 Passcode: Yz3RiT

Dial-in by phone +1 646-838-1601 Pin: 769 240 715#

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

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. BUSINESS ITEMS

- A. Acceptance of Fiscal Year 2024 Final Audit Report
- B. Consideration of Resolution 2025-09; Adopting a No Fishing Policy

4. CONSENT AGENDA

- A. Approval of Minutes of the June 17, 2025 Meeting
- B. Consideration of Operation and Maintenance Expenditures June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025
- D. Ratification of Addendum No. 1 to Master Landscape Maintenance Agreement with DTE
- E. Ratification of United Property Mow Proposal June 2025
- F. Ratification of Resolution 2024-09; Allocating Construction Funds for the Infrastructure

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Community Inspection Report
- C. District Engineer

6. BOARD MEMBERS COMMENTS

7. ADJOURNMENT

The next Meeting is scheduled for Tuesday, August 19, 2025 at 11:00 a.m.

Third Order of Business

**TWO RIVERS EAST
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Two Rivers East Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Two Rivers East Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 24, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Two Rivers East Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$193,356).
- The change in the District's total net position in comparison with the prior fiscal year was \$452,938, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$3,016,613, a decrease of (\$18,626,136) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Assets, excluding capital assets	\$ 3,071,714	\$ 21,663,335	
Capital assets, net of depreciation	23,004,812	4,188,783	
Total assets	26,076,526	25,852,118	
Current liabilities	661,777	545,664	
Long-term liabilities	25,608,105	25,952,748	
Total liabilities	26,269,882	26,498,412	
Net Position			
Net investment in capital assets	(1,696,974)	(2,632,227)	
Restricted	1,503,618	1,985,933	
Total net position	\$ (193,356)	\$ (646,294)	

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		2024	2023
Revenues:			
Program revenues			
Charges for services	\$	1,298,370	\$ 4,577
Operating grants and contributions		160,800	76,077
Capital grants and contributions		629,927	537,722
Total revenues		2,089,097	618,376
Expenses:			
General government		112,452	49,990
Bond issuance costs		38,500	686,150
Interest		1,485,207	528,530
Total expenses		1,636,159	1,264,670
Change in net position		452,938	(646,294)
Net position - beginning		(646,294)	-
Net position - ending	\$	(193,356)	\$ (646,294)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024 was \$1,636,159. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments, as well as Developer contributions. The remainder of the current fiscal year revenue includes assessments and interest revenue. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in interest expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations and use of fund balance by \$41,901 each. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2024, the District had \$23,004,812 invested in capital assets for its governmental activities. In the government-wide financial statements, no depreciation has been taken as the capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$25,905,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Two Rivers East Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 31,021
Due from Developer	12,040
Investments	3,028,653
Capital assets:	
Nondepreciable	<u>23,004,812</u>
Total assets	<u>26,076,526</u>
LIABILITIES	
Accounts payable and accrued expenses	43,061
Accrued interest payable	618,716
Non-current liabilities:	
Due within one year	370,000
Due in more than one year	<u>25,238,105</u>
Total liabilities	<u>26,269,882</u>
NET POSITION	
Net investment in capital assets	(1,696,974)
Restricted for debt service	<u>1,503,618</u>
Total net position	<u>\$ (193,356)</u>

See notes to the financial statements

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 112,452	\$ 62,229	\$ 50,223	\$ -	\$ -
Maintenance and operations	-	-	-	629,927	629,927
Interest on long-term debt	1,485,207	1,236,141	110,577	-	(138,489)
Bond issuance costs	38,500	-	-	-	(38,500)
Total governmental activities	1,636,159	1,298,370	160,800	629,927	452,938
Change in net position					452,938
Net position - beginning					(646,294)
Net position - ending					<u>\$ (193,356)</u>

See notes to the financial statements

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 31,021	\$ -	\$ -	\$ 31,021
Investments	-	2,122,334	906,319	3,028,653
Due from Developer	12,040	-	-	12,040
Total assets	<u>\$ 43,061</u>	<u>\$ 2,122,334</u>	<u>\$ 906,319</u>	<u>\$ 3,071,714</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 43,061	\$ -	\$ -	\$ 43,061
Total liabilities	<u>43,061</u>	<u>-</u>	<u>-</u>	<u>43,061</u>
Deferred inflows of resources:				
Unavailable revenue - Developer	12,040	-	-	12,040
Total deferred inflows of resources	<u>12,040</u>	<u>-</u>	<u>-</u>	<u>12,040</u>
Fund balances:				
Restricted for:				
Debt service	-	2,122,334	-	2,122,334
Capital projects	-	-	906,319	906,319
Unassigned	(12,040)	-	-	(12,040)
Total fund balances	<u>(12,040)</u>	<u>2,122,334</u>	<u>906,319</u>	<u>3,016,613</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 43,061</u>	<u>\$ 2,122,334</u>	<u>\$ 906,319</u>	<u>\$ 3,071,714</u>

See notes to the financial statements

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 3,016,613

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	23,004,812	
Accumulated depreciation	-	23,004,812

Assets that are not available to pay for current-period expenditures are deferred in the fund statements.		12,040
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(618,716)	
Original issue discount	296,895	
Bonds payable	(25,905,000)	(26,226,821)
Net position of governmental activities		\$ (193,356)

See notes to the financial statements

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 62,229	\$ 1,236,141	\$ -	\$ 1,298,370
Developer contributions	38,183	-	-	38,183
Interest income	-	110,577	629,927	740,504
Total revenues	100,412	1,346,718	629,927	2,077,057
EXPENDITURES				
Current:				
General government	112,452	-	-	112,452
Debt Service:				
Principal	-	355,000	-	355,000
Interest	-	1,381,212	-	1,381,212
Bond cost of issuance	-	-	38,500	38,500
Capital outlay	-	-	18,816,029	18,816,029
Total expenditures	112,452	1,736,212	18,854,529	20,703,193
Excess (deficiency) of revenues over (under) expenditures	(12,040)	(389,494)	(18,224,602)	(18,626,136)
OTHER FINANCING SOURCES (USES)				
Transfer in/(out)	-	817	(817)	-
Total other financing sources (uses)	-	817	(817)	-
Net change in fund balances	(12,040)	(388,677)	(18,225,419)	(18,626,136)
Fund balances - beginning	-	2,511,011	19,131,738	21,642,749
Fund balances - ending	\$ (12,040)	\$ 2,122,334	\$ 906,319	\$ 3,016,613

See notes to the financial statements

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (18,626,136)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	18,816,029
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	355,000
Revenues in the statement of activities that do not provide current financial resources are deferred and not reported as revenues in the fund financial statements.	12,040
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(10,357)
Change in accrued interest	(93,638)
Change in net position of governmental activities	<u>\$ 452,938</u>

See notes to the financial statements

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Two Rivers East Community Development District ("District") was created on September 20, 2022 by Ordinance 22-52 of the Board of County Commissioners of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, and expanded by Ordinance 2022-59. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District boundaries were revised by the Pasco County Board of County Commissioners by Ordinance 24-09, which became effective on January 25, 2024. The District encompasses property that consists of approximately 665.125 acres.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with Eisenhower Property Group, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
First American Government Obligations			
Fund - Y Class	\$ 3,028,653	S&P AAAM	Weighted average of the
Total Investments	<u>\$ 3,028,653</u>		fund portfolio: 31 days

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 4,188,783	\$ 18,816,029	\$ -	\$ 23,004,812
Total capital assets, not being depreciated	4,188,783	18,816,029	-	23,004,812
Governmental activities capital assets, net	<u>\$ 4,188,783</u>	<u>\$ 18,816,029</u>	<u>\$ -</u>	<u>\$ 23,004,812</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$76,945,000 and will be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 – LONG-TERM LIABILITIES**Series 2023**

On May 30, 2023, the District issued \$26,260,000 of Special Assessment Bonds, Series 2023, consisting of multiple term bonds with due dates ranging from May 1, 2030 through May 1, 2053 and interest rates ranging from 4.875% - 5.875%. The Bonds were issued to finance the costs of construction and acquisition of the Series 2023 project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2023. Principal on the Bonds is to be paid serially commencing on May 1, 2024.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Series 2023 (Continued)**

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2023	\$ 26,260,000	\$ -	\$ 355,000	\$ 25,905,000	\$ 370,000
Less: Original issue discount	307,252	-	10,357	296,895	-
Total	<u>\$ 25,952,748</u>	<u>\$ -</u>	<u>\$ 344,643</u>	<u>\$ 25,608,105</u>	<u>\$ 370,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 370,000	\$ 1,484,919	\$ 1,854,919
2026	390,000	1,466,881	1,856,881
2027	410,000	1,447,869	1,857,869
2028	430,000	1,427,881	1,857,881
2029	450,000	1,406,919	1,856,919
2030-2034	2,660,000	6,652,881	9,312,881
2035-2039	3,545,000	5,797,125	9,342,125
2040-2044	4,730,000	4,649,425	9,379,425
2045-2049	6,330,000	3,095,538	9,425,538
2050-2053	6,590,000	996,400	7,586,400
	<u>\$ 25,905,000</u>	<u>\$ 28,425,838</u>	<u>\$ 54,330,838</u>

NOTE 7 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of (\$12,040) at September 30, 2024. The deficit will be covered by a contribution from the Developer in the subsequent period.

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund \$38,183. The District reports a receivable of \$12,040 from the Developer which is unavailable as of September 30, 2024.

The District acquired infrastructure improvements from the Developer for a total cost of \$14,889,952 during the current fiscal year.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since the inception of the District.

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ -	\$ -	\$ 62,229	\$ 62,229
Developer contributions	118,425	118,425	38,183	(80,242)
Total revenues	118,425	118,425	100,412	(18,013)
EXPENDITURES				
Current:				
General government	118,425	160,326	112,452	47,874
Total expenditures	118,425	160,326	112,452	47,874
Excess (deficiency) of revenues over (under) expenditures	-	(41,901)	(12,040)	29,861
Other Financing Sources (Uses)				
Carry forward	-	41,901	-	(41,901)
Total other financing sources (uses)	-	41,901	-	(41,901)
Net change in fund balance	\$ -	\$ -	(12,040)	\$ (12,040)
Fund balance - beginning			-	
Fund balance - ending			\$ (12,040)	

See notes to required supplementary information

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase appropriations and use of fund balance by \$41,901 each. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	None
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	\$ -
Independent contractor compensation	\$ 87,395
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$83.19 - \$124.79 Debt service - \$1,383.00 - \$2,074.00
Special assessments collected	\$ 1,298,370
Outstanding Bonds:	
Series 2023	\$ 25,905,000

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Two Rivers East Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Two Rivers East Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 24, 2025



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Two Rivers East Community Development District
Pasco County, Florida

We have examined Two Rivers East Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Two Rivers East Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 24, 2025



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Two Rivers East Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Two Rivers East Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024 and have issued our report thereon dated June 24, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Two Rivers East Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Two Rivers East Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 24, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

RESOLUTION NO. 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, the District-Owned Property was not designed for fishing or other recreational activities; and

WHEREAS, in an effort to reduce damage to the District-Owned Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 15TH DAY OF JULY, 2025.

Attest:

**Two Rivers East
Community Development District**

Name: _____
Title: Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Two Rivers East Community Development District

Introduction

The Two Rivers East Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.

No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Fourth Order of Business

**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, June 17, 2025, and called to order at 11:34 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson (<i>via phone</i>)
Thomas Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Debbie Wallace	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Arturo Gandarilla	Field Manager

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

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

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Streetlight Deposit Promissory Note

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Streetlight Deposit Promissory Note, was approved. 4-0

B. Consideration of Resolution 2025-08, Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2025-08, Authorizing Spending Authority for District Manager and Chair of the Board, was adopted. 4-0

C. Consideration of Recreation Amenity Use Agreement

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Recreation Amenity Use Agreement, was accepted. 4-0

FOURTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Minutes of the May 20, 2025 Meeting**
- B. Consideration of Operation and Maintenance Expenditures May 2025**
- C. Acceptance of the Financials and Approval of the Check Register for May 2025**
- D. Ratification of Master Landscape Maintenance Services Agreement with DTE**
- E. Ratification of Hurricane Buffer Removal Scope of Work 04.05.2025**

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

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

Update on petition for one zip code and "Two Rivers" rather than Zephyrhills.

B. District Manager**i. Community Inspection Report**

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

C. District Engineer

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

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 11:41 am. 4-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
DOWN TO EARTH	6/1/2025	143644	\$2,187.36	\$2,187.36	Landscape Contract June 2025
DOWN TO EARTH	6/4/2025	144715	\$5,577.90	\$5,577.90	Landscape Contract June 2025
INFRAMARK LLC	6/1/2025	150848	\$750.00		Accounting Services June 2025
INFRAMARK LLC	6/1/2025	150848	\$375.00		Administrative Services June 2025
INFRAMARK LLC	6/1/2025	150848	\$2,083.33		District Management June 2025
INFRAMARK LLC	6/1/2025	150848	\$416.67		Financial & Revenue June 2025
INFRAMARK LLC	6/1/2025	150848	\$200.00		Recording Secretary June 2025
INFRAMARK LLC	6/1/2025	150848	\$50.00		Rentals & Leases June 2025
INFRAMARK LLC	6/1/2025	150848	\$50.00		Technology/Data Service June 2025
INFRAMARK LLC	6/1/2025	150848	\$100.00		Website Maintenance June 2025
INFRAMARK LLC	6/1/2025	150848	\$416.67		Dissemination Services June 2025
INFRAMARK LLC	6/1/2025	150848	\$500.00		Construction Accounting June 2025
INFRAMARK LLC	6/1/2025	150848	\$1,000.00	\$5,941.67	Field Services June 2025
Monthly Contract Subtotal			\$13,706.93	\$13,706.93	
Variable Contract					
STRALEY ROBIN VERICKER	6/10/2025	26646	\$4,797.00	\$4,797.00	District Counsel May 2025
TAMPA BAY TIMES	5/14/2025	36179-050725 2	\$780.00	\$780.00	#2 BOUNDARIES HEARING AD
TAMPA BAY TIMES	5/28/2025	36179-050725 4	\$780.00	\$780.00	#4 BOUNDARIES HEARING AD
TAMPA BAY TIMES	5/21/2025	36179-050725 3	\$780.00	\$780.00	#3 BOUNDARIES HEARING AD
Variable Contract Subtotal			\$7,137.00	\$7,137.00	
Utilities					
PASCO COUNTY UTILITIES	6/19/2025	22568178	\$61.68	\$61.68	SERVICE 05.06.25 - 06.05.25
PASCO COUNTY UTILITIES	6/19/2025	22567181	\$363.00	\$363.00	Reclaim 5-8-25 - 6-5-25

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES	6/19/2025	22568701	\$171.72	\$171.72	Reclaim 5-6-25 - 6-5-25
TWO RIVERS NORTH CDD	6/24/2025	062425 PASCO REIMB	\$607.88	\$607.88	REIMB BROWARD DR WATER
Utilities Subtotal			\$1,204.28	\$1,204.28	
Regular Services					
ANGIE GRUNWALD	6/17/2025	AG-061725	\$200.00	\$200.00	BOARD 6/17/25
CARLOS DE LA OSSA	6/17/2025	CO-061725	\$200.00	\$200.00	BOARD 6/17/25
GRAU AND ASSOCIATES	6/2/2025	27784	\$4,000.00	\$4,000.00	FY24 Audit
NICHOLAS J. DISTER	6/17/2025	ND-061725	\$200.00	\$200.00	BOARD 6/17/25
THOMAS R. SPENCE	6/17/2025	TS-061725	\$200.00	\$200.00	BOARD 6/17/25
Regular Services Subtotal			\$4,800.00	\$4,800.00	
Additional Services					
INFRAMARK LLC	6/17/2025	151878	\$5.52	\$5.52	Postage
UNITED LAND SERVICES	6/23/2025	156966	\$3,300.00	\$3,300.00	E1 One Time Service
Additional Services Subtotal			\$3,305.52	\$3,305.52	
TOTAL			\$30,153.73	\$30,153.73	

Down to Earth

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

**Invoice: #143644****June 2025****Customer**

Two Rivers East
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Project/Job

Two Rivers East Roadway Rough
Cutting Contract (2025)

Invoice Date

6/1/2025

Date Due

7/1/2025

Terms

Net 30

Customer PO #

Estimate # 114331

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114331 - Two Rivers East Roadway Rough Cutting Contract (2025)				\$2,187.36
LCR003: General Maintenance				\$1,745.34
LCR003: Additional Areas - Start 4/28/25				\$442.02

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

Please click the link below to be directed to
the Down to Earth customer portal to view
invoices and to make payment by credit
card. A processing fee of 2.75% will be
added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$2,187.36
Sales Tax	\$0.00
Total	\$2,187.36
Credits/Payments	(\$0.00)
Balance Due	\$2,187.36

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

- Phase 1:** Emergency services to clear roadways, driveways, and walkways for first responders.
- Phase 2:** Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
- Phase 3:** Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

Please Approve Clean-Up Services by signing this form and emailing it to Storm_Prep@down2earthinc.com or give it directly to your Account Manager.

Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

- Pre-Authorize Storm Clean-Up**
See our 3-phase approach below.
- Keep Us Apprised of your Insurance Requirements**
Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.
- Let Us Know How to Reach You**
Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.
- Prepare Your Trees**
Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

<hr/> <div>Authorized Signature</div>	<hr/> <div>Print Name/ Title</div>
<hr/> <div>Property Name</div>	<hr/> <div>Property Address</div>
<hr/> <div>Emergency Contact Name</div>	<hr/> <div>Emergency Contact Phone</div>

Down to Earth

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



Invoice: #144715
June 2025

Customer

Two Rivers East
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Project/Job

Two Rivers East Roadway Rough
Cutting Contract (2025)

Invoice Date

6/4/2025

Date Due

7/4/2025

Terms

Net 30

Customer PO #

Estimate # 114331

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114331 - Two Rivers East Roadway Rough Cutting Contract (2025)				\$5,577.90
LCR003: F2 Casa Fresca Commons - Start 5/19/25 - May Service				\$1,859.30
LCR003: F2 Casa Fresca Commons - Start 5/19/25 - June Service				\$3,718.60

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$5,577.90
Sales Tax	\$0.00
Total	\$5,577.90
Credits/Payments	(\$0.00)
Balance Due	\$5,577.90

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To ensure we can provide you with a swift response following severe weather, we recommend the following:

- Pre-Authorize Storm Clean-Up**
See our 3-phase approach below.
- Keep Us Apprised of your Insurance Requirements**
Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.
- Let Us Know How to Reach You**
Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.
- Prepare Your Trees**
Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

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Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
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Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

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<hr/> <div>Authorized Signature</div>	<hr/> <div>Print Name/ Title</div>
<hr/> <div>Property Name</div>	<hr/> <div>Property Address</div>
<hr/> <div>Emergency Contact Name</div>	<hr/> <div>Emergency Contact Phone</div>



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

150848

DATE

6/1/2025

CUSTOMER ID

C3191

NET TERMS

Net 30

PO#
DUE DATE

7/1/2025

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: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Construction Accounting	1	Ea	500.00		500.00
Field Services	1	Ea	1,000.00		1,000.00
Subtotal					5,941.67

Subtotal

\$5,941.67

Tax

\$0.00

Total Due

\$5,941.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 47

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

June 10, 2025

Client: 001581

Matter: 000001

Invoice #: 26646

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/8/2025	WAS	RESEARCH AND PREPARE ARGUMENTS FOR ZIP CODE BOUNDARY AMENDMENT REQUEST.	0.3	\$100.50
5/12/2025	WAS	RESEARCH AND ARGUMENT DEVELOPMENT FOR ZIP CODE AMENDMENT.	0.8	\$268.00
5/12/2025	KCH	DISCUSS AND REVIEW DRAFT REQUEST FOR ZIP CODE WITH W.SOUSA.	0.2	\$67.00
5/12/2025	MB	REVIEW DTE LANDSCAPE ADDENDUM PROPOSAL AND PRIOR LANDSCAPE AGREEMENT/ADDENDUM; EMAIL CORRESPONDENCE TO DISTRICT MANAGER REGARDING LANDSCAPE AGREEMENT.	0.8	\$268.00
5/15/2025	MB	REVIEW ROUGH CUT MOWING AGREEMENT AND ADDENDUM #1 TO THE ROUGH CUT MOWING AGREEMENT; PREPARE LANDSCAPE MAINTENANCE SCOOP OF SERVICES AND MASTER LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	3.4	\$1,139.00
5/16/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE AMENDMENT.	0.2	\$67.00
5/16/2025	AM	PREPARE DRAFT RESOLUTION ADOPTING BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT.	1.8	\$351.00
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; DISCUSS ZIP CODE PROJECT WITH C. DELAOSSA AND A. GRUNWALD.	0.5	\$167.50
5/16/2025	MB	REVIEW AND REVISE MASTER LANDSCAPE AGREEMENT WITH DTE.	0.9	\$301.50
5/19/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/19/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE AMENDMENT.	0.2	\$67.00
5/19/2025	KCH	REVIEW DEVELOPER FUNDING AGREEMENT FOR 2024; EMAILS WITH C. DE LA OSSA REGARDING 2025 FUNDING AGREEMENT.	0.4	\$134.00
5/19/2025	MB	REVIEW AND FINALIZE MASTER LANDSCAPE MAINTENANCE AGREEMENT WITH DTE.	0.6	\$201.00
5/20/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
5/20/2025	WAS	TEAMS CALL WITH K. HOPKINSON, C. DELAOSSA, A. GRUNWALD, AND S. MOORE REGARDING ZIP CODE PETITION TO POSTMASTER; RESEARCH REGARDING ZIP CODE PETITION.	0.5	\$167.50
5/21/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION.	0.5	\$167.50
5/29/2025	JMV	REVIEW POST OFFICE PETITION ISSUES; REVIEW TWO RIVERS, FLORIDA PRESENTATION.	0.3	\$121.50
5/29/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE AMENDMENT AND REVIEW MARKETING MATERIALS.	0.3	\$100.50
5/30/2025	CAW	PREPARE AMENITY USER AGREEMENT BETWEEN TWO RIVERS EAST AND TWO RIVERS NORTH.	1.5	\$502.50
5/30/2025	WAS	REVIEW COMMUNICATION REGARDING ZIP CODE AMENDMENT; REVIEW INFORMATION FROM CLIENT REGARDING TWO RIVERS COMMUNITY AND REVISE PETITION FOR ZIP CODE AMENDMENT.	0.5	\$167.50
Total Professional Services			14.8	\$4,797.00

Total Services	\$4,797.00	
Total Disbursements	\$0.00	
Total Current Charges		\$4,797.00
Previous Balance		\$3,972.50
Less Payments		(\$3,972.50)
PAY THIS AMOUNT		\$4,797.00

Please Include Invoice Number on all Correspondence

CHECK REQUEST FORM

District Name:	Two Rivers East
Date:	6/24/25
Invoice Number:	Pasco Reimb
Please issue a check to:	
Vendor Name:	Two Rivers North
Vendor No.:	
Check amount:	\$607.88
Please code to:	543108-53600-5000-001-UTILITIES
Check Description/Reason:	Reimb for paying Broward Dr Water
Mailing instructions:	give check to Teresa
	Two Rivers North CDD
	2005 Pan Am Circle Suite 300
	Tampa, FL 33607
Due Date for Check:	6/24/2025
Requestor:	Teresa Farlow
Manager's review:	



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

Agenda Page 51

Advertising Run Dates	Advertiser Name	
5/7/25-5/28/25	TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account
5/14/2025	Deirdre Bonett	TB325212
Total Amount Due	Invoice Number	
\$780.00	36179-050725	

Invoice 2 of 4

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/7/25	5/28/25	36179	Tampa Bay Times , tampabay.com	B Section	Hearings for Boundaries	1	2.00x15.00 IN	\$780.00
5/14/25	5/28/25	36179	Tampa Bay Times , tampabay.com	B Section	Hearings for Boundaries	1	2.00x15.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates	Advertiser Name	
5/7/25-5/28/25	TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account
5/14/2025	Deirdre Bonett	TB325212
Total Amount Due	Invoice Number	
\$780.00	36179-050725	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS EAST CDD
2005 Pan Am Cir Ste 300 # Suite
Tampa, FL 33607-6008

REMIT TO:

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

Tampa Bay Times

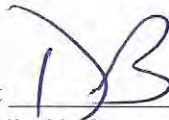
Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Hearings for Boundaries was published in said newspaper by print in the issues of 05/07/25, 05/14/25, 05/21/25, 05/28/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

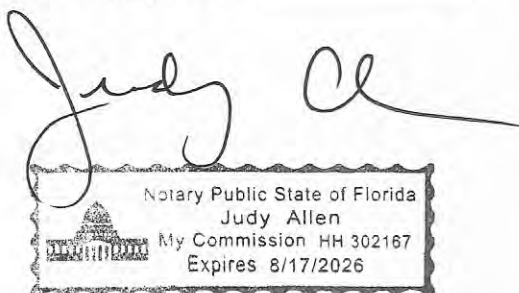


Sworn to and subscribed before me this 05/28/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced



NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO CONTRACT THE BOUNDARIES OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to contract the boundaries of the Two Rivers East Community Development District.

The above map outlines the land to be removed by contracting the boundaries of the Two Rivers East Community Development District. The petitioner has proposed contracting the boundaries of the Two Rivers East Community Development District in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140 x1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal against any decision made by the Pasco County Board of County Commissioners concerning any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414, or (352) 521-4345.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

LEGAL NOTICE

CITY OF ST. PETE BEACH
REQUEST FOR BIDS
AERIAL (DRONE)
VIDEOGRAPHY

The City of St. Pete Beach is soliciting bids for an Aerial Video (Drone) videography Company for Disaster and Non-Disaster Events. Specifications can be downloaded directly from the City of St. Pete Beach website. Refer to <https://www.stpetebeach.org/> , and click on Government, then Bids and Proposals - <https://www.stpetebeach.org/Bids.aspx>.

All submitters must contact the City's Procurement Manager, in writing via e-mail (jtaylor@stpetebeach.org), with their intention to bid, along with their company name and contact information at least five (5) business days before the bid package is due.

All bids should be submitted electronically to either Bonfire or DemandStar no later than 9:00 a.m. on Wednesday, June 11, 2025 (Deadline). Only electronic bids will be accepted.

5/14/2025

36922-1

LEGAL NOTICE

CITY OF ST PETE BEACH
REQUEST FOR PROPOSALS
DISASTER RECOVERY/
ASSISTANCE

The City of St. Pete Beach is requesting proposals from vendors that can work as Disaster Recovery/ Assistance after Natural or Man-Made Disasters for the City. Specifications can be downloaded directly from the City of St. Pete Beach website. Refer to <https://www.stpetebeach.org/>, and click on Government, then Bids and Proposals - <https://www.stpetebeach.org/Bids.aspx>.

All submitters must contact the City's Procurement Manager, in writing via e-mail (jtaylor@stpetebeach.org), with their intention to bid, along with their company name and contact information at least ten (10) business days before the bid package is due.

All bids should be submitted electronically to either Bonfire or DemandStar no later than 9:00 a.m. on Wednesday, June 11, 2025 (Deadline). Only electronic bids will be accepted.

05/14/25

36781-1

LEGAL NOTICE

CITY OF ST PETE BEACH
REQUEST FOR PROPOSALS
COMMUNITY DEVELOPMENT
PERSONNEL

The City of St. Pete Beach is requesting proposals for personnel in the Community Development office during Emergency and Non-emergency periods. Specifications can be downloaded directly from the City of St. Pete Beach website. Refer to <https://www.stpetebeach.org/>, and click on Government, then Bids and Proposals - <https://www.stpetebeach.org/Bids.aspx>.

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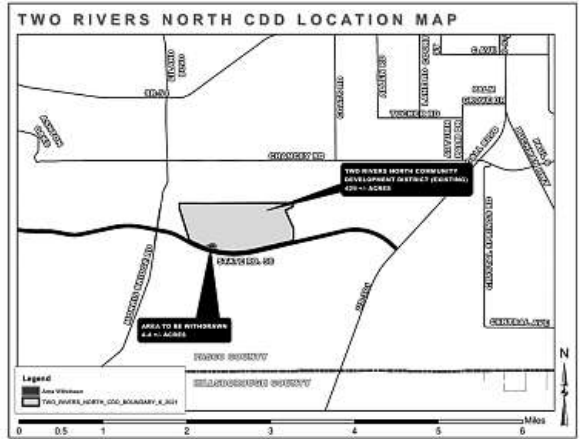
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5/13/2025

36776-1

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
FOR THE CONSIDERATION
OF THE PETITION AND
ORDINANCE TO CONTRACT
THE BOUNDARIES OF THE TWO
RIVERS NORTH COMMUNITY
DEVELOPMENT DISTRICT
PURSUANT TO CHAPTER 190,
FLORIDA STATUTES



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to amend the boundaries of the Two Rivers North Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Two Rivers West Community Development District are outlined above. The petitioner has proposed to amend the boundaries of the Two Rivers West Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning and Development Department, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, call 727-847-8140 ext.1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

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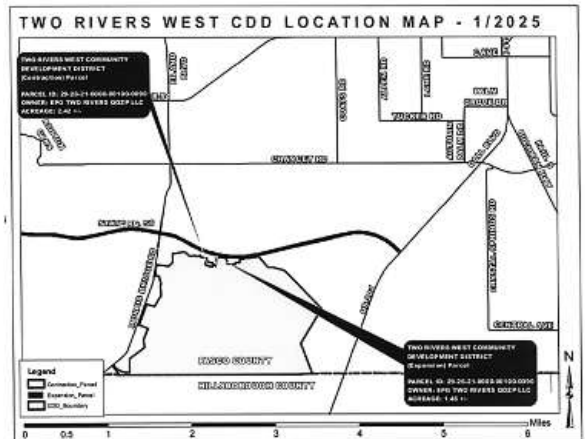
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5/7, 5/14, 5/21 and 5/28/25 DB

36186-1

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
FOR THE CONSIDERATION
OF THE PETITION AND ORDINANCE
TO AMEND THE BOUNDARIES
OF THE TWO RIVERS WEST
COMMUNITY DEVELOPMENT
DISTRICT PURSUANT TO
CHAPTER 190,
FLORIDA STATUTES



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5/7, 5/14, 5/21 and 5/28/25 DB

36182-1

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
FOR THE CONSIDERATION
OF THE PETITION AND
ORDINANCE TO CONTRACT
THE BOUNDARIES OF THE TWO
RIVERS EAST COMMUNITY
DEVELOPMENT DISTRICT
PURSUANT TO CHAPTER 190,
FLORIDA STATUTES



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5/7, 5/14, 5/21 and 5/28/25 DB

36179-1



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

DVERTISING INVOICE Agenda Page 54

vertising Run Dates		Advertiser Name	
5/7/25-5/28/25		TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account	
5/28/2025	Deirdre Bonett	TB325212	
Total Amount Due		Invoice Number	
\$780.00		36179-050725	

Invoice 4 of 4

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/28/25	5/28/25	36179	Tampa Bay Times , tampabay.com	B Section	Hearings for Boundaries	1	2.00x15.00 IN	\$0.00
5/7/25	5/28/25	36179	Tampa Bay Times , tampabay.com	B Section	Hearings for Boundaries	1	2.00x15.00 IN	\$780.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

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Billing Date	Sales Rep	Customer Account
5/28/2025	Deirdre Bonett	TB325212
Total Amount Due		Invoice Number
\$780.00		36179-050725

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS EAST CDD
2005 Pan Am Cir Ste 300 # Suite
Tampa, FL 33607-6008

REMIT TO:

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

Tampa Bay Times

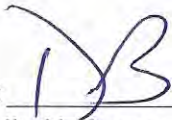
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COUNTY OF HERNANDO, CITRUS, PASCO,
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Signature of Affiant

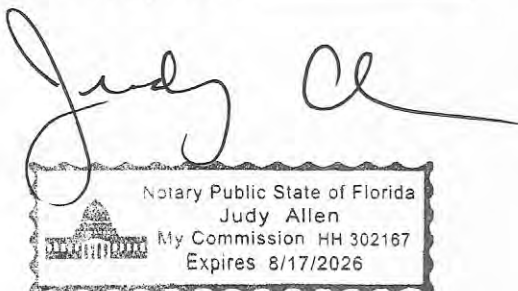


Sworn to and subscribed before me this 05/28/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



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DVERTISING INVOICE Agenda Page 57

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5/21/2025	Deirdre Bonett	TB325212
Total Amount Due		Invoice Number
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Invoice 3 of 4

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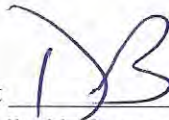
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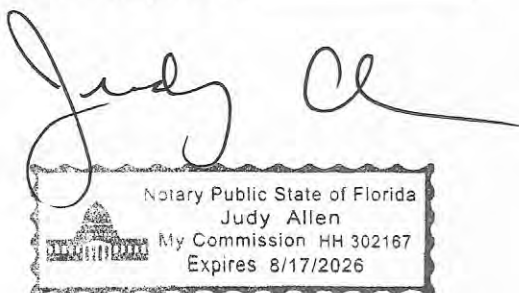


Sworn to and subscribed before me this 05/28/2025

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Personally known ☒ or produced identification.

Type of identification produced



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

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

Agenda Page 59

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Pay By Phone: 1-855-786-5344

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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 22568178

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

TWO RIVERS EAST

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	67.85
Payment 06/04/25	-67.85 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



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TWO RIVERS EAST

EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	7/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST CDD

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

Bill Number: 22567181

Billing Date: 6/19/2025

Billing Period: 5/8/2025 to 6/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1247985	01554184
Please use the 15-digit number below when making a payment through your bank	
124798501554184	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607010	5/8/2025	0	6/5/2025	0	28	0

Usage History

Reclaimed

June 2025

0

Transactions

Current Transactions

Adjustments

Deposit Owing

300.00

Turn On Next Day Activation Fee

63.00

Total Current Transactions

363.00

TOTAL BALANCE DUE

\$363.00

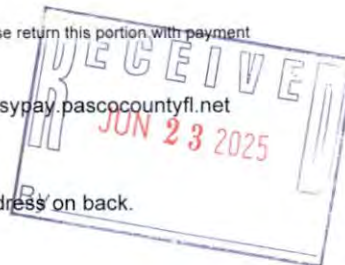
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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Account # 1247985

Customer # 01554184

Balance Forward 0.00

Current Transactions 363.00

Total Balance Due \$363.00

Due Date 7/7/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

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015541846124798542256718120000363004



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TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22568701

Billing Date: 6/19/2025

Billing Period: 5/6/2025 to 6/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1301525	01550300
Please use the 15-digit number below when making a payment through your bank	
130152501550300	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	5/6/2025	365	6/5/2025	577	30	212

Usage History

Reclaimed

June 2025	212
May 2025	365

Transactions

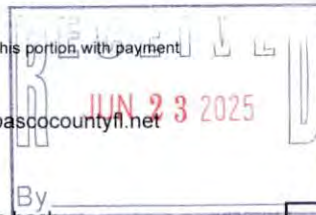
Previous Bill	295.65
Payment 06/04/25	-295.65 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	212 Thousand Gals X \$0.81 171.72
Total Current Transactions	171.72
TOTAL BALANCE DUE	\$171.72

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Account #	1301525
Customer #	01550300
Balance Forward	0.00
Current Transactions	171.72

Total Balance Due	\$171.72
Due Date	7/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

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015503004130152552256870190000171720



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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

TWO RIVERS NORTH

Bill Number: 20890738

Billing Date: 8/21/2024

Billing Period: 7/16/2024 to 8/8/2024

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Payment 07/16/24 -53,981.00 CR

Balance Forward -53,981.00 CR

Current Transactions

1,640.00

Water

Water Base Charge

46.59

Reclaimed

Meter Set Fee

1,020.00

Adjustments

Engineering Plan Review Charge

937.00

Connection Fee Water

50,384.00

Total Current Transactions

54,027.59

TOTAL BALANCE DUE

\$46.59



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TWO RIVERS NORTH

EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account # 1285610

Customer # 01541133

Balance Forward -53,981.00 CR

Current Transactions 54,027.59

Total Balance Due \$46.59

Due Date 9/9/2024

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

Round-Up Donations to Charity

Amount Enclosed

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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 21057959

Billing Date: 9/19/2024

Billing Period: 8/8/2024 to 9/6/2024

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	46.59
Past Due	46.59
Current Transactions	
Water	
Water Base Charge	60.77
Adjustments	
Late Payment Charge	4.66
Total Current Transactions	65.43

TOTAL BALANCE DUE \$112.02

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



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EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account # 1285610
Customer # 01541133
Past Due 46.59
Current Transactions 65.43

Total Balance Due	\$112.02
Due Date	10/7/2024

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

Round-Up Donations to Charity	<input type="checkbox"/>
Amount Enclosed	<input type="checkbox"/>

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Thank you for your payment to Pasco County Utilities.

Your payment has been successfully processed and your account has been updated.

If you have any questions regarding your account, please email us at . Be sure to include your first name, last name, and account number or you may contact our Customer Service Department at (727) 847-8131.

Thank you for being a valued Pasco County Utilities customer.

Please Note: To ensure delivery of account related email notifications, please add no-reply@invoicecloud.net to your safe senders list.

If you haven't already gone paperless, please help us save money and the environment by enrolling now. Simply log into your account and follow the prompts to go through the paperless process. Thank you!

Payment Confirmation

Account Number:

1285610-01541133

Invoice Number:

21057959

Payment Amount:

\$67.28

Message:

PAYMENT PROCESSED
265741



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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 21252156

Billing Date: 10/18/2024

Billing Period: 9/6/2024 to 10/7/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	112.02
Payment 09/19/24	-46.59 CR
Payment	-65.43 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



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TAMPA FL 33609

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	11/4/2024

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

Round-Up Donations to Charity	
Amount Enclosed	

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EPG TWO RIVERS LLC

Two Rivers North

Service Address: **BROWARD DR**

Bill Number: 21396752

Billing Date: 11/19/2024

Billing Period: 10/7/2024 to 11/7/2024

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your	
128561001541133	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	61.68
Payment 10/25/24	-112.02 CR
Balance Forward	-50.34 CR
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$11.34



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Two Rivers North

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Account # 1285610
Customer # 01541133
Balance Forward -50.34 CR
Current Transactions 61.68

Total Balance Due	\$11.34
Due Date	12/6/2024

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

Round-Up Donations to Charity	
Amount Enclosed	

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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 21573483

Billing Date: 12/18/2024

Billing Period: 11/7/2024 to 12/9/2024

Two Rivers North

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	11.34
Payment	-11.34 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



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TAMPA FL 33609

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	1/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 21745629

Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025

TWO RIVERS NORTH CDD

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	61.68
Payment	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



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TWO RIVERS NORTH CDD

EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	2/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH

EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 21906218

Billing Date: 2/19/2025

Billing Period: 1/7/2025 to 2/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	61.68
Payment	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



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Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	3/10/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS NORTH

EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 22090367

Billing Date: 3/20/2025

Billing Period: 2/6/2025 to 3/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	61.68
Payment 03/06/25	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



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TWO RIVERS NORTH

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111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	4/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 22229254

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

Two Rivers North

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

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Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
				4/7/2025			

Transactions

Previous Bill	61.68
Payment 04/08/25	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



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Two Rivers North

Account # 1285610
Customer # 01541133

Balance Forward 0.00
Current Transactions 61.68

Total Balance Due	\$61.68
Due Date	5/5/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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01541133012856105222925480000061681



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

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

Agenda Page 72

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

1 1 1
14-92800

EPG TWO RIVERS LLC

TWO RIVERS NORTH

Service Address: **BROWARD DR**

Bill Number: 22395700

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Previous Bill	61.68
Payment 05/16/25	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Adjustments	
Late Payment Charge	6.17
Total Current Transactions	67.85
TOTAL BALANCE DUE	\$67.85

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1285610
Customer # 01541133
Balance Forward 0.00
Current Transactions 67.85

Total Balance Due	\$67.85
Due Date	6/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

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

TWO RIVERS EAST CDDMEETING DATE: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko		Accept	\$200
Angie Grunwald	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Jayna Cooper

TWO RIVERS EAST CDDMEETING DATE: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko		Accept	\$200
Angie Grunwald	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Jayna Cooper

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27784
Date 06/02/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>4,000.00</u>
Current Amount Due	\$ <u><u>4,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

Payment due upon receipt.

TWO RIVERS EAST CDDMEETING DATE: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko		Accept	\$200
Angie Grunwald	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Jayna Cooper

TWO RIVERS EAST CDDMEETING DATE: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Ryan Motko		Accept	\$200
Angie Grunwald	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Jayna Cooper



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
151878

CUSTOMER ID
C3191

PO#

DATE
6/17/2025

NET TERMS
Net 30

DUE DATE
7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	8	Ea	0.69		5.52
Subtotal					5.52

Subtotal	\$5.52
Tax	\$0.00
Total Due	\$5.52

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.



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 156966

Date	PO#
06/23/25	
Due Date	Terms
7/23/25	Net 30

BILL TO
Two Rivers East CDD
Inframark 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, FL 33544

Property Address
Two Rivers East CDD Sagemoor Dr Zephyrhills, FL 33541

Item	Amount
------	--------

Job #173301 - Two Rivers East CDD - Property Clean-Up 6/18/2025

Mowed, edged, line trimmed and blew off debris in CDD areas for builders visit

- Entries
- Mail kiosk
- Lift station
- 8 ponds

\$3,300.00

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$3,300.00
Sales Tax	\$0.00
Total	\$3,300.00
Credits/Payments	(\$0.00)
Balance Due	\$3,300.00

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

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 June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	CAPITAL					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	PROJECTS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 190,401	\$ -	\$ -	\$ -	\$ 190,401	
Cash in Transit	-	320,796	-	-	320,796	
Due From Developer	19,060	-	-	-	19,060	
Due From Other Funds	-	5,680	817	-	6,497	
Investments:						
Acq. & Const. (Offsite Project)	-	-	156	-	156	
Acquisition & Construction Account	-	-	944	-	944	
Reserve Fund	-	1,850,247	-	-	1,850,247	
Revenue Fund	-	1,522,750	-	-	1,522,750	
Deposits - Electric	161,983	-	-	-	161,983	
Deposits - Water	281	-	-	-	281	
Amount Avail In Debt Services	-	-	-	2,480,347	2,480,347	
Amount To Be Provided	-	-	-	23,409,653	23,409,653	
TOTAL ASSETS	\$ 371,725	\$ 3,699,473	\$ 1,917	\$ 25,890,000	\$ 29,963,115	
LIABILITIES						
Accounts Payable	\$ 9,245	\$ -	\$ -	\$ -	\$ 9,245	
Accounts Payable - Other	1,065	-	-	-	1,065	
Due To Developer	162,240	-	-	-	162,240	
Bonds Payable - Series 2023	-	-	-	25,890,000	25,890,000	
Due To Other Funds	6,497	-	-	-	6,497	
TOTAL LIABILITIES	179,047	-	-	25,890,000	26,069,047	
FUND BALANCES						
Restricted for:						
Debt Service	-	3,699,473	-	-	3,699,473	
Capital Projects	-	-	1,917	-	1,917	
Unassigned:	192,678	-	-	-	192,678	
TOTAL FUND BALANCES	192,678	3,699,473	1,917	-	3,894,068	
TOTAL LIABILITIES & FUND BALANCES	\$ 371,725	\$ 3,699,473	\$ 1,917	\$ 25,890,000	\$ 29,963,115	

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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- Tax Collector	\$ -	\$ 436	\$ 436	0.00%
Special Assmnts- CDD Collected	-	90,478	90,478	0.00%
Developer Contribution	305,625	233,486	(72,139)	76.40%
TOTAL REVENUES	305,625	324,400	18,775	106.14%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Dissemination Agent	4,200	3,750	450	89.29%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
ProfServ-Trustee Fees	6,500	(4,256)	10,756	-65.48%
District Counsel	9,500	19,007	(9,507)	200.07%
District Engineer	9,500	9,920	(420)	104.42%
Administrative Services	4,500	3,375	1,125	75.00%
Management & Accounting Services	9,000	-	9,000	0.00%
District Manager	25,000	21,792	3,208	87.17%
Accounting Services	9,000	7,750	1,250	86.11%
Auditing Services	6,000	4,500	1,500	75.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	15	485	3.00%
Rentals & Leases	600	450	150	75.00%
Public Officials Insurance	2,475	2,475	-	100.00%
Legal Advertising	3,500	3,275	225	93.57%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,533	(333)	127.75%
Meeting Expense	4,000	87	3,913	2.18%
Website Administration	1,200	922	278	76.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	114,200	85,870	28,330	75.19%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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>Utility Services</u>				
Utility - Water	-	1,800	(1,800)	0.00%
Total Utility Services	-	1,800	(1,800)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	13,054	111,946	10.44%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,025	2,725	300	90.08%
R&M-Other Landscape	9,000	3,900	5,100	43.33%
Total Other Physical Environment	181,425	19,679	161,746	10.85%
<u>Contingency</u>				
Misc-Contingency	10,000	27,135	(17,135)	271.35%
Total Contingency	10,000	27,135	(17,135)	271.35%
TOTAL EXPENDITURES	305,625	134,484	171,141	44.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	189,916	189,916	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,762		
FUND BALANCE, ENDING		\$ 192,678		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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	\$ -	\$ 83,268	\$ 83,268	0.00%
Special Assmnts- CDD Collected	1,845,900	3,670,403	1,824,503	198.84%
TOTAL REVENUES	1,845,900	3,753,671	1,907,771	203.35%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	370,000	-	100.00%
Interest Expense	1,475,900	1,484,919	(9,019)	100.61%
Total Debt Service	1,845,900	1,854,919	(9,019)	100.49%
TOTAL EXPENDITURES	1,845,900	1,854,919	(9,019)	100.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,898,752	1,898,752	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,800,721		
FUND BALANCE, ENDING		\$ 3,699,473		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
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	\$ -	\$ 23,615	\$ 23,615	0.00%
TOTAL REVENUES	-	23,615	23,615	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	928,834	(928,834)	0.00%
Total Construction In Progress	-	928,834	(928,834)	0.00%
TOTAL EXPENDITURES	-	928,834	(928,834)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(905,219)	(905,219)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		907,136		
FUND BALANCE, ENDING		\$ 1,917		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	190,401.29	Statement Balance	190,011.84
		Outstanding Deposits	6,992.80
Positive Adjustments	0.00	Subtotal	197,004.64
Subtotal	190,401.29	Outstanding Checks	-6,603.35
Negative Adjustments	0.00	Ending Balance	190,401.29
Ending G/L Balance	190,401.29		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/02/2025	Payment	BD00031	Special Assmnts-CDD Collected	Deposit No. BD00031	84.04	84.04	0.00
06/04/2025	Payment	BD00032	Special Assmnts-CDD Collected	Deposit No. BD00032	185.00	185.00	0.00
06/17/2025	Payment	BD00033	ProfServ-Trustee Fees	Deposit No. BD00033	4,256.13	4,256.13	0.00
06/17/2025	Payment	BD00034	Special Assmnts-CDD Collected	Deposit No. BD00034	791.47	791.47	0.00
06/26/2025	Payment	BD00035	Special Assmnts-CDD Collected	Deposit No. BD00035	370.10	370.10	0.00
Total Deposits					5,686.74	5,686.74	0.00
Checks							
							0.00
05/28/2025	Payment	1204	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
05/28/2025	Payment	1205	PASCO COUNTY UTILITIES	Check for Vendor V00042	-295.65	-295.65	0.00
06/04/2025	Payment	1206	TAMPA BAY TIMES	Check for Vendor V00012	-2,340.00	-2,340.00	0.00
06/11/2025	Payment	1207	DOWN TO EARTH	Check for Vendor V00040	-7,765.26	-7,765.26	0.00
06/11/2025	Payment	1208	GRAU AND ASSOCIATES	Check for Vendor V00017	-4,000.00	-4,000.00	0.00
06/20/2025	Payment	1210	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
06/20/2025	Payment	1211	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
06/20/2025	Payment	1212	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
06/20/2025	Payment	1213	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
06/01/2025		JE000329	Utility - Water	Adj JE for ch#1195	-137.50	-137.50	0.00
Total Checks					-21,280.08	-21,280.08	0.00

Adjustments

Total Adjustments

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 06-25

Statement Date 06/30/2025

Outstanding Checks

04/17/2025	Payment	1183	RYAN MOTKO	Check for Vendor V00009	-200.00
05/22/2025	Payment	1201	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00
05/22/2025	Payment	1202	RYAN MOTKO	Check for Vendor V00009	-200.00
06/11/2025	Payment	1209	INFRAMARK LLC	Check for Vendor V00003	-5,941.67
06/25/2025	Payment	1214	PASCO COUNTY UTILITIES	Check for Vendor V00042	-61.68
Total Outstanding Checks					-6,603.35

Outstanding Deposits

04/30/2025	Payment	BD00021	Deposit No. BD00021	6,992.80
Total Outstanding Deposits				6,992.80

Addendum #1 to the Landscape Maintenance Services Agreement

This Addendum #1 to the Landscape Maintenance Services Agreement dated May 20, 2025 (this “**Addendum #1**”) is made and entered into as of July 1, 2025, by and between the **Two Rivers East Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated May 20, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #1. The District and the Contractor each has the authority to execute Addendum #1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #1 so that this Addendum #1 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #1.
2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional common areas as referenced and highlighted in the Contractor’s proposals, relevant portions attached hereto as **Composite Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services**. The total additional monthly amount added to the Agreement will be **\$9,855.71**.
4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #1 effective as of the date written above.

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

DocuSigned by:
By: Tom Lazaro
Name: Tom Lazaro
Title: CEO

Two Rivers East
Community Development District

Signed by:
Carlos de la Ossa
CCUCB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors



Landscape Maintenance Agreement

Attn: Two Rivers East Lennar E2 Ponds
1634 Broward Dr,
Zephyrhills, FL 33541

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

Two Rivers East Lennar E2 Ponds

Landscape Maintenance Summary

Lawncare Maintenance		\$ 49,139.82	Annually
----------------------	--	--------------	----------

Grand Total Annually	\$ 49,139.82
Grand Total Monthly	\$ 4,094.98

Contract Start Date: _____

Two Rivers East Meritage Homes

Down To Earth

Name Carlos de la Ossa _____

Name Tom Lazzaro _____

Title _____

Title _____

Signed by:
Carlos de la Ossa 7/1/2025

Signature Date

DocuSigned by:
Tom Lazzaro 7/1/2025

Signature Date

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Two Rivers East – Lennar E2 Ponds



Landscape Maintenance Agreement

Attn: Two Rivers East Meritage Homes
1988 Draughton Dr,
Zephyrhills, FL 33541

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

Two Rivers East Meritage Homes

Landscape Maintenance Summary

Lawncare Maintenance		\$ 41,474.86	Annually
Irrigation Inspection		\$ 1,747.20	Annually
Fertilization/Pest Control		\$ 2,581.88	Annually

Grand Total Annually	\$ 45,803.94
Grand Total Monthly	\$ 3,160.74

Contract Start Date: _____

D2E will assume maintenance of the designated areas with the understanding that Meritage Homes will replace any sod damaged during construction. Sod replacement will be completed by Meritage upon completion of home construction. D2E is not responsible for sod damaged due to construction activities.

Two Rivers East Meritage Homes

Down To Earth

Name Carlos de la Ossa _____

Name Tom Lazzaro _____

Title _____

Title _____

Signed by:

Signature _____ Date _____

DocuSigned by:

Signature _____ Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓		✓		✓		✓		6
Pre-emergent Weed Control		✓			✓			✓			✓		4
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization				✓						✓			2
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Two Rivers East - Meritage Homes



Landscape Maintenance Agreement

Attn: Two Rivers East
2412 Lodge Grass Blvd,
Zephyrhills, FL 33541

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

Two Rivers East Lodge Grass Blvd Roadway Maintenance Extension

Landscape Maintenance Summary

Lawncare Maintenance		\$ 31,199.87	Annually
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Grand Total Annually	\$ 31,199.87
Grand Total Monthly	\$ 2,599.99

Contract Start Date: _____

Two Rivers East Meritage Homes

Down To Earth

Carlos de la Ossa
Name _____


Tom Lazzaro
Name _____

Title _____

Title _____

Signed by:

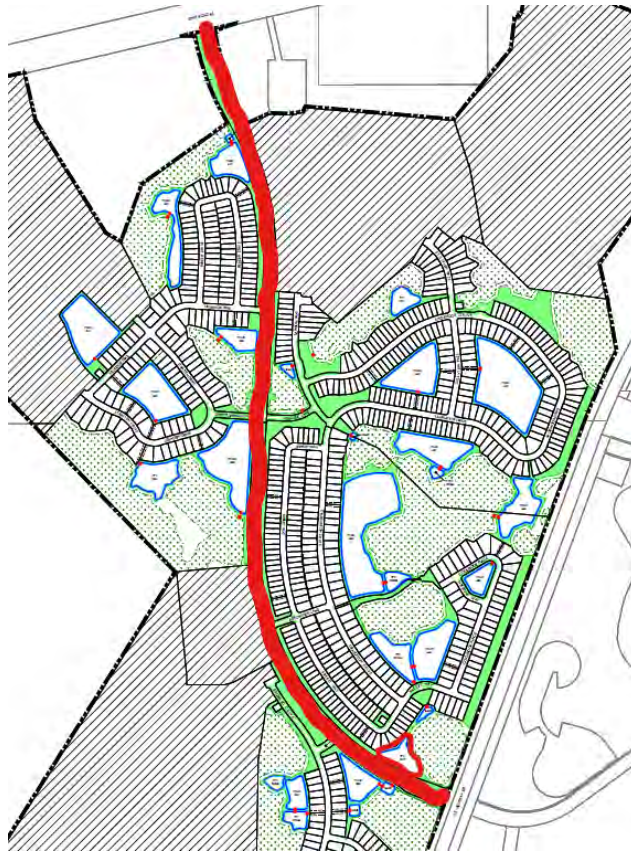
Signature _____ Date _____

DocuSigned by:

Signature _____ Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Two Rivers East Lodge Grass Blvd Maintenance Extension



June 17, 2025

Contract No. - 173301

Two Rivers East CDD

Please see the below price to mow, edge, line trim and blow off CDD areas around the entries, mail kiosk, lift station and 8 ponds of Two Rivers East CDD in preparation of builders visits. The map below was provided by the customer and will be used to identify the areas of maintenance. All work will be completed by EOB on Wednesday, June 18th. Thank you.



ITEM	QTY	UNIT PRICE	TOTAL PRICE
Labor - Property Mow	1.00	\$3,300.00	\$3,300.00
			\$3,300.00

WORK ORDER SUMMARY

Contract No. - 173301

Two Rivers East CDD

June 17, 2025

SERVICES	SALES TAX	TOTAL PRICE
Property Improvements	\$0.00	\$3,300.00
	\$0.00	\$3,300.00
	Sale	\$3,300.00
	Sales Tax	\$0.00
	Total	\$3,300.00

By _____

Thomas Mootz

Date 6/17/2025

United Land Services

By Jayna Cooper

Date 6-18-2025

Two Rivers East CDD

RESOLUTION 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT ALLOCATING \$18,607,660.00 FOR THE OFFSITE INFRASTRUCTURE WORK FROM THE BOND PROCEEDS FROM THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT SERIES 2023 BONDS AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) has issued the Two Rivers East Community Development District (Pasco County) Series 2023 Bonds; and

WHEREAS, the Board desires to allocate \$18,607,660.00 from Construction Budget for the completion of the Off-Site Infrastructure Work.

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

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

Section 2. Allocation of the Series 2023 Construction Bonds. The District hereby allocates \$18,607,660.00 from the Series 2023 Bonds Construction Budget for the completion of the Off-Site Infrastructure Work.

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

Approved and adopted this _____ day of December 2023.

Attest:

**Two Rivers East Community
Development District**

Angie Grunwald
Assistant Secretary

By: _____
Carlos de la Ossa
Vice-Chair of the Board of Supervisors

Fifth Order of Business



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

TWO RIVERS EAST JULY FIELD INSPECTION REPORT, 7/5/25, 12:27 PM

TWO RIVERS EAST CDD. DOWN TO EARTH.

Saturday, July 5, 2025

Prepared For Board Of Supervisors.

5 Items Identified

Green-completed
Orange-Scheduled
Red-Not completed

ITEM 1- VENDURE LN.

Assigned To: DOWN TO EARTH.

General Maintenance – Positive Observation

Photos 1, 2, and 3: Down to Earth is doing a good job with detail work, including soft edging, hard edging, and weed control. Turf quality also looks good and well-maintained.



ITEM 2- SAGEMOOR DR.

Assigned To: DOWN TO EARTH.

Pocket Park –Sagemoor Dr. & Lawson Way

Photos 1–4: The pocket park at Sagemoor Drive and Lawson Way is well-maintained, with landscaping in good condition.



ITEM 3- LAWSON WAY & SAGEMOOR DR.

Due By: Monday, July 21, 2025

Assigned To: DOWN TO EARTH.

Safety Concern – Sidewalk Near Pocket Park

Photos 1, 2, and 3: Several areas along the sidewalk near the pocket park have standing water, which has led to algae buildup and created a slippery surface. This poses a safety hazard for pedestrians. Please inspect the area to determine the cause—whether it's a leaking valve or irrigation issue—and address it as soon as possible.



ITEM 4- LAWSON WAY & SAGEMOOR DR.

Assigned To: DOWN TO EARTH.

Pocket Park Maintenance – Positive Observation

Photos 1, 2, and 3: The pocket park is well maintained—beds are weed-free, sidewalks are clean and well-edged, and tree rings have been neatly soft-edged.



ITEM 5- SAGEMOOR DR.

Due By: Monday, July 28, 2025

Assigned To: DOWN TO EARTH.

Weed Control – Swamp Area Beds

Photos 1 and 3: Weeds are present in the beds between the Liriope and Firebush within the swamp area. These need to be addressed and removed.

Plant Replacement Needed

Photo 2: Six dead azaleas are visible and need to be replaced. Additionally, although not shown in the photo, there are ten firebushes in the area that also need replacement.

