

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 18, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Two Rivers East Community Development District

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
Rollamay Turkoane, District Manager
Jacqueline Gray, Administrative Assistant
Hanna Yi, District Accountant

Regular Meeting Agenda

Tuesday, November 18, 2025, at 11:00 a.m.

The Regular Meeting of Two Rivers East Community Development District will be held on **November 18, 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.

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

Meeting ID: 224 779 961 996 3 **Passcode:** F7AZ3qT6

Dial-in by phone +1 646-838-1601 **Pin:** 200322157#

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. Consideration of School Now Website Proposal
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the October 21, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures October 2025
 - C. Acceptance of the Financials and Approval of the Check Register for October 2025
 - D. Ratification on Grau & Associates Fiscal Year 2025 Audit Engagement Letter
 - E. Ratification of the Down to Earth Landscape & Irrigation Proposal 132186
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Accountant
 - C. District Manager
 - i. Community Inspection Report
 - D. District Engineer
6. **BOARD MEMBERS COMMENTS**
7. **ADJOURNMENT**

Bill To:

Two Rivers East CDD
Jayna Cooper
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Shipping To:

Two Rivers East CDD
Jayna Cooper
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper**Signature:****Title:** _____**Date:** _____

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

The regular meeting of the Board of Supervisors of Two Rivers East Community Development District was held on Tuesday, October 21, 2025, and called to order at 11:40 am 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>
Ryan Motko	Assistant Secretary <i>(via phone)</i>
Thomas Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Arturo Gandarilla	Field Manager
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-01; Redesignation of Officers

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor Resolution 2026-01; Redesignation of Officers, designating Rollamay Turkoane as Assistant Secretary, as agreed, was adopted. 5-0
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FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the September 16, 2025 Regular Meeting

- B. Consideration of Operation and Maintenance Expenditures September 2025**
- C. Acceptance of the Financials and Approval of the Check Register for September 2025**
- D. Ratification of Addendum #5 to the Landscape Maintenance Services Agreement**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Manager

i. Community Inspection Report

The Community Inspection Report was presented, a copy of which was included in the agenda package. Mr. de la Ossa requested a communication with director of construction//developer regarding landscape providers to review with counsel the maintenance contracts. Mr. Gandarilla provided updates/pending and completed items. Discussion ensued.

UNDER SEPARATE COVER

Ms. Cooper requested the Board approve the **FY 2025 Goals & Objectives**.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald , with all in favor, FY 2025 Goals & Objectives, were approved. 5-0
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C. District Engineer

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

SIXTH ORDER OF BUSINESS

Board Members' Comments

Mr. de la Ossa mentioned notice to be sent to homeowners, regarding the amenity progression/completion.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald , with all in favor, the meeting was adjourned at 11:46 am. 5-0
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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	Vendor Total	Comments/Description
Monthly Contract						
DOWN TO EARTH	10/1/2025	155098	\$21,641.44			Landscape Contract Oct 2025
DOWN TO EARTH	10/23/2025	157190	\$10,350.96		\$31,992.40	OCT 25-LANDSCAPE CONTRACT
INFRAMARK LLC	10/8/2025	160745	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	10/8/2025	160745	\$375.00			ADMINISTRATION
INFRAMARK LLC	10/8/2025	160745	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	10/8/2025	160745	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	10/8/2025	160745	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	10/8/2025	160745	\$50.00			RENTAL & LEASES
INFRAMARK LLC	10/8/2025	160745	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	10/8/2025	160745	\$100.00			WEBSITE ADMIN
INFRAMARK LLC	10/8/2025	160745	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	10/8/2025	160745	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	10/8/2025	160745	\$1,000.00	\$5,941.67	\$5,941.67	FIELD MANAGEMENT
SITEX AQUATICS LLC	10/1/2025	10236-B	\$2,181.00			OCT 25-AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$40,115.07			
Variable Contract						
STRALEY ROBIN VERICKER	10/7/2025	27277	\$6,623.76			DISTRICT COUNSEL SERVICES
Variable Contract Subtotal			\$6,623.76			
Utilities						
PASCO COUNTY UTILITIES	9/18/2025	091825-6255	\$18.84			WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-6145	\$82.62			WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-7975	\$781.65			WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-1525	\$127.17			WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-7980	\$459.39			WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-6155	\$10.53			WATER
PASCO COUNTY UTILITIES	10/24/2025	1321635 DEP	\$875.00			METER INSTALL/DEPOSIT
PASCO COUNTY UTILITIES	10/24/2025	1321645 DEP ACH	\$875.00			METER INSTALL/DEPOSIT
PASCO COUNTY UTILITIES	10/24/2025	1321640 DEP ACH	\$1,320.00			METER INSTALL/DEPOSIT

TWO RIVERS EAST

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	10/20/2025	23256965	\$527.62			WATER
PASCO COUNTY UTILITIES	10/20/2025	23256966	\$411.07			WATER
PASCO COUNTY UTILITIES	10/20/2025	23257980	\$174.17			SERVICE 09/04/25 - 10/06/25
PASCO COUNTY UTILITIES	10/20/2025	23283646	\$2.02			WATER
PASCO COUNTY UTILITIES	10/20/2025	23258559	\$128.87			WATER
PASCO COUNTY UTILITIES	10/20/2025	23283258	\$21.43			WATER
PASCO COUNTY UTILITIES	10/20/2025	23256851	\$24.28			WATER
PASCO COUNTY UTILITIES	10/20/2025	23256850	\$98.15			WATER
PASCO COUNTY UTILITIES	10/20/2025	23256854	\$24.24		\$5,962.05	SERVICE 09/04/25 - 10/06/25
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	9/12/2025	091225-6579	\$2,731.96			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	10/13/2025	101325-9890	\$2,707.94		\$5,439.90	ELECTRIC
Utilities Subtotal			\$11,401.95			
Regular Services						
ANGIE GRUNWALD	10/21/2025	AG-102125	\$200.00			BOARD 10/21/25
CARLOS DE LA OSSA	10/21/2025	CO-102125	\$200.00			BOARD 10/21/25
FLORIDA COMMERCE	10/1/2025	93653	\$175.00			FY25-26 SPECIAL DISTRICT FEES
INFRAMARK LLC	9/22/2025	159321	\$7.40			POSTAGE
INFRAMARK LLC	10/24/2025	161890	\$4.44		\$11.84	POSTAGE
NICHOLAS J. DISTER	10/21/2025	ND-102125	\$200.00			BOARD 10/21/25
RYAN MOTKO	10/21/2025	RM-102125	\$200.00			BOARD 10/21/25
TAMPA BAY TIMES	10/1/2025	58096-100125	\$141.20			LEGAL ADVERTISING
THOMAS R. SPENCE	10/21/2025	TS-102125	\$200.00			BOARD 10/21/25
Regular Services Subtotal			\$1,328.04			
TOTAL						
			\$59,468.82			

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



Invoice: #155098

October 2025

Customer

Two Rivers East
 Inframark Management Services
 2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

Two Rivers East
 1988 Draughton Drive
 Zephyrhills, FL 33541

Wesley Chapel, FL 33544

Project/Job

Two Rivers East Roadway Rough Cutting Contract (2025)
 Estimate # 114331

Invoice Date

10/1/2025

Date Due

10/31/2025

Terms

Net 30

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114331 - Two Rivers East Roadway Rough Cutting Contract (2025)				\$21,641.44
LCR003: Additional Areas - Start 8/11/25				\$5,879.77
LCR003: Additional Areas - Start 7/1/25				\$9,855.71
LCR003: General Maintenance				\$1,745.34
LCR003: Additional Areas - Start 4/28/25				\$442.02
LCR003: F2 Casa Fresca Commons - Start 5/19/25				\$3,718.60

Billing Questions

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$21,641.44
Sales Tax	\$0.00
Total	\$21,641.44
Credits/Payments	(\$0.00)
Balance Due	\$21,641.44

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



Invoice: #157190

October 2025

Customer

Two Rivers East
 Inframark Management Services
 2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

Two Rivers East
 1988 Draughton Drive
 Zephyrhills, FL 33541

Wesley Chapel, FL 33544

Project/Job

Two Rivers East Roadway Rough Cutting Contract (2025)
 Estimate # 114331

Invoice Date

10/23/2025

Date Due

11/22/2025

Terms

Net 30

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114331 - Two Rivers East Roadway Rough Cutting Contract (2025)				\$10,350.96
LCR003: Entrances and Meritage Additions - Start 10/1/25				\$4,380.06
LCR003: Additional Services - Start 10/1/25				\$5,970.90

Billing Questions

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTELandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$10,350.96
Sales Tax	\$0.00
Total	\$10,350.96
Credits/Payments	(\$0.00)
Balance Due	\$10,350.96



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160745

DATE

10/8/2025

CUSTOMER ID

C3191

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/8/2025

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: October 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
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Tax	\$0.00
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Total Due	\$5,941.67
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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

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

Account Name: INFRAMARK, LLC

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

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

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

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219 USA
8135642322
office@sitexaquatics.com

Invoice

BILL TO
Two Rivers East CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, FI 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10236-b	10/01/2025	\$2,181.00	10/31/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Casa Fresca Monthly Lake Maintenance 9 - Waterways	1	900.00	900.00
	Aquatic Maintenance	Meritage Monthly Lake Maintenance: 4- Waterways	1	393.00	393.00
	Aquatic Maintenance	Lennar Monthly Lake Maintenance: 14- Waterways	1	888.00	888.00

SUBTOTAL	2,181.00
TAX	0.00
TOTAL	2,181.00
BALANCE DUE	\$2,181.00



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

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

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



4261 1 1
 14-92800

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1502 BREKEY WAY - RECLAIM METER #4**

Bill Number: 23118299

Billing Date: 9/18/2025

Billing Period: 8/11/2025 to 9/17/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Account #	Customer #
1246255	01554289
Please use the 15-digit number below when making a payment through your bank	
124625501554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609335	8/11/2025	19	9/17/2025	24	37	5

Usage History

Reclaimed

September 2025
 August 2025

5
 1

Transactions

Previous Bill 221.79
 Payment 09/10/25 -221.79 CR

Past Due 0.00
Current Transactions
 Reclaimed
 Reclaimed Water Base Charge 12.20
 Adjustments
 Backflow Fee 6.64
Total Current Transactions 18.84

TOTAL BALANCE DUE \$18.84

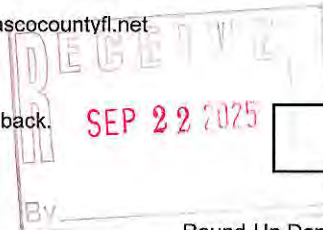
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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 # 1246255
 Customer # 01554289

Past Due 0.00
 Current Transactions 18.84

Total Balance Due \$18.84
Due Date 10/6/2025

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.

TWO RIVERS EAST COMMUNITY DEVELOPMENT
 DISTRICT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA FL 33607-6008

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



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

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

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



4258 1 1
14-92800

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
Service Address: **1926 COOLRIDGE PLACE RECLAIM METER**
Bill Number: 23089273
Billing Date: 9/18/2025
Billing Period: 8/5/2025 to 9/4/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1246145	01554289
Please use the 15-digit number below when making a payment through your bank	
124614501554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609336	8/5/2025	127	9/4/2025	229	30	102

Usage History

September 2025 102
August 2025 63

Transactions

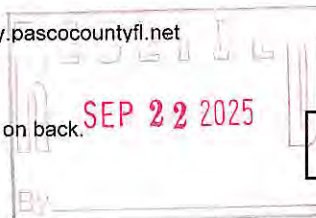
Previous Bill 264.03
Payment 09/10/25 -264.03 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 102 Thousand Gals X \$0.81 82.62
Total Current Transactions 82.62
TOTAL BALANCE DUE \$82.62



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 # 1246145
Customer # 01554289

Balance Forward 0.00
Current Transactions 82.62

Total Balance Due \$82.62
Due Date 10/6/2025

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.

TWO RIVERS EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

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

14 015542890124614592308927340000082628



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

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

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



4216 1 1
14-92800

TWO RIVERS EAST CDD

Service Address: **2420 LODGE GRASS BLVD BOULEVARD RECLAIM 2 INCH**

Bill Number: 23089384

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1247975	01554184
Please use the 15-digit number below when making a payment through your bank	
124797501554184	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	8/5/2025	43	9/4/2025	1008	30	965

Usage History

Reclaimed

September 2025
August 2025
July 2025
June 2025

965
33
10
0

Transactions

Previous Bill 26.73
Payment 09/10/25 -26.73 CR
Balance Forward 0.00

Current Transactions
Reclaimed

Reclaimed 965 Thousand Gals X \$0.81 781.65

Total Current Transactions 781.65

TOTAL BALANCE DUE \$781.65



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



Account # 1247975
Customer # 01554184

Balance Forward 0.00
Current Transactions 781.65

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

Total Balance Due \$781.65
Due Date 10/6/2025

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.

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

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

15 015541846124797552308938430000781651



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

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

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



4214 1 1
14-92800

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23090965
Billing Date: 9/18/2025
Billing Period: 8/5/2025 to 9/4/2025

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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	8/5/2025	956	9/4/2025	1113	30	157

Usage History

Reclaimed

September 2025 157
August 2025 206
July 2025 173
June 2025 212
May 2025 365

Transactions

Previous Bill 166.86
Payment 09/10/25 -166.86 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 157 Thousand Gals X \$0.81 127.17
Total Current Transactions 127.17
TOTAL BALANCE DUE \$127.17



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account # 1301525
Customer # 01550300

Balance Forward 0.00
Current Transactions 127.17

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

Total Balance Due \$127.17
Due Date 10/6/2025

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.

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

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

16 015503004130152552309096580000127176



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

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

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



4260 1 1
14-92800

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23089385

Billing Date: 9/18/2025

Billing Period: 8/28/2025 to 9/4/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1247980	01554289
Please use the 15-digit number below when making a payment through your bank	
124798001554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	8/28/2025	503	9/4/2025	622	7	119

Usage History

September 2025

Reclaimed
119

Transactions

Current Transactions

Reclaimed	119 Thousand Gals X \$0.81	96.39
Adjustments		
Deposit Owing		300.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		459.39

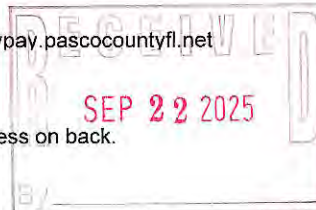
TOTAL BALANCE DUE \$459.39



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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



Account # 1247980
Customer # 01554289

Balance Forward 0.00
Current Transactions 459.39

Total Balance Due \$459.39
Due Date 10/6/2025

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.

TWO RIVERS EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

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

17 015542890124798092308938500000459392



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

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

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



4259 1 1
14-92800

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23089274
Billing Date: 9/18/2025
Billing Period: 8/5/2025 to 9/4/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1246155	01554289
Please use the 15-digit number below when making a payment through your bank	
124615501554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	8/5/2025	231	9/4/2025	244	30	13

Usage History

Reclaimed
September 2025 13
August 2025 2

Transactions

Previous Bill 214.62
Payment 09/10/25 -214.62 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 13 Thousand Gals X \$0.81 10.53
Total Current Transactions 10.53
TOTAL BALANCE DUE \$10.53



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net



Account # 1246155
Customer # 01554289
Balance Forward 0.00
Current Transactions 10.53

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

Total Balance Due \$10.53
Due Date 10/6/2025

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.

TWO RIVERS EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

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

18 015542890124615582308927410000010531

RE: PCU#05-148.26 1001 Broward Drive - Account Online Payment Instructions

From Rez4review <Rez4review@pascocountyfl.net>

Date Tue 10/21/2025 9:34 AM

To Cooper, Jayna <jayna.cooper@inframark.com>; Elias, Wesley <welias@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>

Cc Mark Guttman <mguttman@pascocountyfl.net>; Denise S. Dillingham <ddillingham@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>; Michael G. Brienza <mbrienza@pascocountyfl.net>; Rez4review <Rez4review@pascocountyfl.net>

 1 attachment (110 KB)

account create letter.pdf;

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Dear Two Rivers East CDD:

Pasco County Utilities has successfully processed your application for 1" Reclaim Water Meter Service at 1001 Broward Dr., Zephyrhills, FL.

Your customer and account numbers are listed below:

Customer #: 01554184

Account #: 1321635

The following fee(s) is/are now due on the account:

\$150.00	Deposit
----------	---------

\$725.00	Meter Install
----------	---------------

\$875.00	Total Amount Due
----------	------------------

These fees may be paid in three (3) ways:

Online using the Online Quick Pay option.

[https://www.invoicecloud.com/portal/\(S\(1xqlsq01ismhyu1jxmw12u1t\)\)/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d](https://www.invoicecloud.com/portal/(S(1xqlsq01ismhyu1jxmw12u1t))/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d)

You will need to select Utilities New Customers Deposits & Fees as the Payment Type. Please know when making payments online, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment amount of \$125,000.00. You will need your customer and account numbers to use this payment option.

Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option.

You will need to manually enter the payment amount (Total Amount due) and reply to this email once payment is made to ensure your water is activated. All payments for same day service must be received before 2 p.m.

Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through Service windows are only open Monday through Friday from 8:30 a.m. to 4 p.m.

Deposits, if applicable, are held in a non-interest-bearing account (Pasco County Ordinance Section 110-38(d)). The deposit will be credited to the account after 24 months of consecutive, on-time payments and no returned checks; or, if the account is closed, the deposit will be applied to the final bill. Any credit will be mailed to the Company/Business whose name is on the account.

Important Note: Please do not attempt to register your new account information, until you have received your first Cycle Bill, as this will cause an error.

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at Rez4review@MyPasco.net.

Thank you,



Charlene A. Travers, MBA
Project Specialist
Customer Information & Services
Pasco County Utilities



19420 Central Boulevard
Land O Lakes, FL 34637
P: 813-235-6012 ext. 6818
C: 727-457-4694
ctravers@mypasco.net

“Serving Our Community to Create a Better Future”

From: Rez4review <Rez4review@pascocountyfl.net>

Sent: Wednesday, October 8, 2025 10:57 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>; Elias, Wesley <welias@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>

Cc: Mark Guttman <mguttman@pascocountyfl.net>; Denise S. Dillingham <ddillingham@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>; Michael G. Brienza <mbrienza@pascocountyfl.net>; Rez4review <Rez4review@pascocountyfl.net>

Subject: PCU#05-148.26 1001 Broward Drive - Approved Service Connection Application

Thank you for your business. Please find attached amended approved Service Connection Application (SCA) for above referenced project. Take a copy with your payment to one of our three Utilities Customer Service locations listed below for processing.

Per COVID-19 social distancing protocol this is the only copy you will receive.

Payments: The courier can use the drive through Customer Service window for drop off of checks. We will also accept USPS or other carriers (UPS, FEDEX, etc.) via the window.

Contact Customer Service for remote payment options via Rez4review@pascocountyfl.net or call (727) 847-8131 if you have any questions.

*****For remote payments Customer Service needs to set up the account in order to make payment*****

Drive through Customer Service windows:

New Port Richey [West]

11355 DeCubellis Road
New Port Richey, FL 34654
Phone: (727) 847-8131

Land O Lakes [Central]

19420 Central Boulevard
Land O' Lakes, FL 34637
Phone: (813) 235-6012

Dade City [East] Walk in only – Drive thru not available

14236 Sixth Street
Suite 202 (2nd Floor)
Dade City, FL 33523
Phone: (352) 521-4285

After associated fees have been paid, Customer Service will create a work order for the tap or meter/installation.

Project already has final clearance, no Utility Inspector is assigned. Please coordinate with Utilities Customer Service Department utlilstserv@pascocountyfl.net to facilitate installation.



Denise Dillingham
Utilities Permitting Specialist
Engineering and Contract Management
Pasco County
813-235-6189 x 6950

19420 Central Blvd
Land O' Lakes, FL 34637-7006
ddillingham@pascocountyfl.net
www.pascocountyfl.net

“Serving Our Community to Create a Better Future”

Office Closure Notice for Monday, October 13, 2025 for Staff Development Day. Regular hours will resume Tuesday, October 14, 2025.



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain material that is confidential, privileged and/or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CUSA18A7



Phone: (727) 847-8131

Billing Information

Two Rivers East Community Development District
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607
districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXXXX9075
10/24/2025 2:49:37 PM
PAYMENT PROCESSED 734261

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV202510241 34717503	Account Number: 1321635 Customer Number: 01554184 Customer Name: Two Rivers East C DD Service Address Street Number and Name: 1001 Broward Dr Email Address: districtinvoices@infra mark.com Phone Number: 8138737300 Payment Amount : 875.00	\$875.00
Utilities New Customers Deposits & Fees	INV202510241 34626579	Account Number: 1321640 Customer Number: 01554184 Customer Name: Two Rivers East C DD Service Address Street Number and Name: 1477 Cattawood Pass Email Address: districtinvoices@infra mark.com Phone Number: 8138737300 Payment Amount : 1320.00	\$1,320.00

RE: PCU#05-148.26 1178 Broward Dr - Account Online Payment Instructions

From Rez4review <Rez4review@pascocountyfl.net>

Date Tue 10/21/2025 9:38 AM

To Cooper, Jayna <jayna.cooper@inframark.com>; Elias, Wesley <welias@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>

Cc Mark Guttman <mguttman@pascocountyfl.net>; Denise S. Dillingham <ddillingham@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>; Michael G. Brienza <mbrienza@pascocountyfl.net>; Rez4review <Rez4review@pascocountyfl.net>

 1 attachment (110 KB)

account create letter.pdf;

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Dear Two Rivers East CDD:

Pasco County Utilities has successfully processed your application for 1" Reclaim Water Meter Service at 1178 Broward Dr., Zephyrhills, FL.

Your customer and account numbers are listed below:

Customer #: 01554184

Account #: 1321645

The following fee(s) is/are now due on the account:

\$150.00	Deposit
----------	---------

\$725.00	Meter Install
----------	---------------

\$875.00	Total Amount Due
----------	------------------

These fees may be paid in three (3) ways:

Online using the Online Quick Pay option.

[https://www.invoicecloud.com/portal/\(S\(1xqlsq01ismhyu1jxmw12u1t\)\)/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d](https://www.invoicecloud.com/portal/(S(1xqlsq01ismhyu1jxmw12u1t))/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d)

You will need to select Utilities New Customers Deposits & Fees as the Payment Type. Please know when making payments online, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment amount of \$125,000.00. You will need your customer and account numbers to use this payment option.

Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option.

You will need to manually enter the payment amount (Total Amount due) and reply to this email once payment is made to ensure your water is activated. All payments for same day service must be received before 2 p.m.

Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through Service windows are only open Monday through Friday from 8:30 a.m. to 4 p.m.

Deposits, if applicable, are held in a non-interest-bearing account (Pasco County Ordinance Section 110-38(d)). The deposit will be credited to the account after 24 months of consecutive, on-time payments and no returned checks; or, if the account is closed, the deposit will be applied to the final bill. Any credit will be mailed to the Company/Business whose name is on the account.

Important Note: Please do not attempt to register your new account information, until you have received your first Cycle Bill, as this will cause an error.

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at Rez4review@MyPasco.net.

Thank you,



Charlene A. Travers, MBA
Project Specialist
Customer Information & Services
Pasco County Utilities



19420 Central Boulevard
Land O Lakes, FL 34637
P: 813-235-6012 ext. 6818
C: 727-457-4694
ctravers@mypasco.net



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Project Specialist
Customer Information & Services
Pasco County Utilities
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Land O Lakes, FL 34637
P: 813-235-6012 ext. 6818
C: 727-457-4694
ctravers@mypasco.net

“Serving Our Community to Create a Better Future”

From: Rez4review

Sent: Wednesday, October 8, 2025 10:34 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>; Elias, Wesley <welias@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>

Cc: Mark Guttman <mguttman@pascocountyfl.net>; Denise S. Dillingham <ddillingham@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>; Michael G. Brienza <mbrienza@pascocountyfl.net>

Subject: PCU#05-148.26 1178 Broward Dr - Approved Service Connection Application

Thank you for your business. Please find attached amended approved Service Connection Application (SCA) for above referenced project. Take a copy with your payment to one of our three Utilities Customer Service locations listed below for processing.

Per COVID-19 social distancing protocol this is the only copy you will receive.

Payments: The courier can use the drive through Customer Service window for drop off of checks. We will also accept USPS or other carriers (UPS, FEDEX, etc.) via the window.

Contact Customer Service for remote payment options via Rez4review@pascocountyfl.net or call (727) 847-8131 if you have any questions.

*****For remote payments Customer Service needs to set up the account in order to make payment*****

Drive through Customer Service windows:

New Port Richey [West]

11355 DeCubellis Road
New Port Richey, FL 34654
Phone: (727) 847-8131

Land O Lakes [Central]

19420 Central Boulevard
Land O' Lakes, FL 34637
Phone: (813) 235-6012

Dade City [East] Walk in only – Drive thru not available

14236 Sixth Street
Suite 202 (2nd Floor)
Dade City, FL 33523
Phone: (352) 521-4285

After associated fees have been paid, Customer Service will create a work order for the tap or meter/installation.

Project already has final clearance, no Utility Inspector is assigned. Please coordinate with Utilities Customer Service Department utilcustserv@pascocountyfl.net to facilitate installation.



Denise Dillingham
Utilities Permitting Specialist
Engineering and Contract Management
Pasco County
813-235-6189 x 6950

19420 Central Blvd
Land O' Lakes, FL 34637-7006
ddillingham@pascocountyfl.net
www.pascocountyfl.net

"Serving Our Community to Create a Better Future"

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address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CUSA18A7

Account Number: 1321645
Customer Number: 01554184
Customer Name: Two Rivers East C
DD
Service Address Street Number and
Name: 1178 Broward Dr
Email Address: districtinvoices@infra
mark.com
Phone Number: 8138737300
Payment Amount : 875.00

Utilities New Customers INV202510241
Deposits & Fees 34521051

\$875.00

SUBTOTAL **\$3,070.00**

SERVICE FEE **\$2.50**

GRAND TOTAL **\$3,072.50**



Phone: (727) 847-8131

Billing Information

Two Rivers East Community Development District
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607
districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXXX9075
10/24/2025 2:49:37 PM
PAYMENT PROCESSED 734261

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV202510241 34717503	Account Number: 1321635 Customer Number: 01554184 Customer Name: Two Rivers East C DD Service Address Street Number and Name: 1001 Broward Dr Email Address: districtinvoices@infrac mark.com Phone Number: 8138737300 Payment Amount : 875.00	\$875.00
		Account Number: 1321640 Customer Number: 01554184 Customer Name: Two Rivers East C DD Service Address Street Number and Name: 1477 Cattawood Pass Email Address: districtinvoices@infrac mark.com Phone Number: 8138737300 Payment Amount : 1320.00	\$1,320.00


RE: PCU#05-148.26 1477 Cattawood Pass - Account Online Payment Instructions

From Rez4review <Rez4review@pascocountyfl.net>

Date Tue 10/21/2025 9:37 AM

To Rez4review <Rez4review@pascocountyfl.net>; Cooper, Jayna <jayna.cooper@inframark.com>; Elias, Wesley <welias@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>

Cc Mark Guttman <mguttman@pascocountyfl.net>; Denise S. Dillingham <ddillingham@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>; Michael G. Brienza <mbrienza@pascocountyfl.net>

 1 attachment (110 KB)
account create letter.pdf;

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Dear Two Rivers East CDD:

Pasco County Utilities has successfully processed your application for 1.5" Reclaim Water Meter Service at 1477 Cattawood Pass, Zephyrhills, FL.

Your customer and account numbers are listed below:

Customer #: 01554184

Account #: 1321640

The following fee(s) is/are now due on the account:

\$300.00	Deposit
\$1020.00	Meter Install

\$1320.00	Total Amount Due
-----------	------------------

These fees may be paid in three (3) ways:

Online using the Online Quick Pay option.

[https://www.invoicecloud.com/portal/\(S\(1xqlsq01ismhyu1jxmww12u1t\)\)/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d](https://www.invoicecloud.com/portal/(S(1xqlsq01ismhyu1jxmww12u1t))/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d)

You will need to select Utilities New Customers Deposits & Fees as the Payment Type. Please know when making payments online, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment amount of \$125,000.00. You will need your customer and account numbers to use this payment option.

Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option.

You will need to manually enter the payment amount (Total Amount due) and reply to this email once payment is made to ensure your water is activated. All payments for same day service must be received before 2 p.m.

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For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at Rez4review@MyPasco.net.

Thank you,



Charlene A. Travers, MBA
Project Specialist
Customer Information & Services
Pasco County Utilities
19420 Central Boulevard



Land O Lakes, FL 34637
P: 813-235-6012 ext. 6818
C: 727-457-4694
ctravers@mypasco.net



Charlene A. Travers, MBA
Project Specialist
Customer Information & Services
Pasco County Utilities
19420 Central Boulevard
Land O Lakes, FL 34637
P: 813-235-6012 ext. 6818
C: 727-457-4694
ctravers@mypasco.net

"Serving Our Community to Create a Better Future"

From: Rez4review

Sent: Wednesday, October 8, 2025 10:40 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>; Elias, Wesley <welias@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>

Cc: Mark Guttman <mguttman@pascocountyfl.net>; Denise S. Dillingham <ddillingham@pascocountyfl.net>; Tonya S. Haugland <thaugland@pascocountyfl.net>; Michael G. Brienza <mbrienza@pascocountyfl.net>

Subject: PCU#05-148.26 1477 Cattawood Pass - Approved Service Connection Application

Thank you for your business. Please find attached amended approved Service Connection Application (SCA) for above referenced project. Take a copy with your payment to one of our three Utilities Customer Service locations listed below for processing.

Per COVID-19 social distancing protocol this is the only copy you will receive.

Payments: The courier can use the drive through Customer Service window for drop off of checks. We will also accept USPS or other carriers (UPS, FEDEX, etc.) via the window.

Contact Customer Service for remote payment options via Rez4review@pascocountyfl.net or call (727) 847-8131 if you have any questions.

*****For remote payments Customer Service needs to set up the account in order to make payment*****

Drive through Customer Service windows:

New Port Richey [West]

11355 DeCubellis Road
New Port Richey, FL 34654
Phone: (727) 847-8131

Land O Lakes [Central]

19420 Central Boulevard
Land O' Lakes, FL 34637
Phone: (813) 235-6012

Dade City [East] Walk in only – Drive thru not available

14236 Sixth Street
Suite 202 (2nd Floor)
Dade City, FL 33523
Phone: (352) 521-4285

After associated fees have been paid, Customer Service will create a work order for the tap or meter/installation.

Project already has final clearance, no Utility Inspector is assigned. Please coordinate with Utilities Customer Service Department utilcustserv@pascocountyfl.net to facilitate installation.



Denise Dillingham
Utilities Permitting Specialist
Engineering and Contract Management
Pasco County
813-235-6189 x 6950

19420 Central Blvd
Land O' Lakes, FL 34637-7006
ddillingham@pascocountyfl.net
www.pascocountyfl.net

"Serving Our Community to Create a Better Future"

Office Closure Notice for Monday, October 13, 2025 for Staff Development Day. Regular hours will resume Tuesday, October 14, 2025.



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address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CUSA18A7



Phone: (727) 847-8131

Billing Information

Two Rivers East Community Development District
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607
districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXXX9075
10/24/2025 2:49:37 PM
PAYMENT PROCESSED 734261

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV202510241 34717503	Account Number: 1321635 Customer Number: 01554184 Customer Name: Two Rivers East C DD Service Address Street Number and Name: 1001 Broward Dr Email Address: districtinvoices@infra mark.com Phone Number: 8138737300 Payment Amount : 875.00	\$875.00
Utilities New Customers Deposits & Fees	INV202510241 34626579	Account Number: 1321640 Customer Number: 01554184 Customer Name: Two Rivers East C DD Service Address Street Number and Name: 1477 Cattawood Pass Email Address: districtinvoices@infra mark.com Phone Number: 8138737300 Payment Amount : 1320.00	\$1,320.00



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NEW PORT RICHEY, FL 34656-2139

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DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4231 1 1
14-92800

TWO RIVERS EAST CDD

Service Address: **2420 LODGE GRASS BLVD BOULEVARD RECLAIM 2 INCH**

Bill Number: 23256965

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1247975	01554184
Please use the 15-digit number below when making a payment through your bank	
124797501554184	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	9/4/2025	1008	10/6/2025	1453	32	445

Usage History

Reclaimed

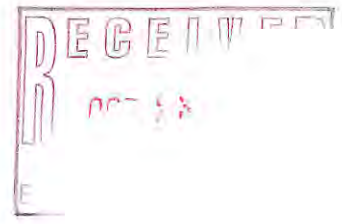
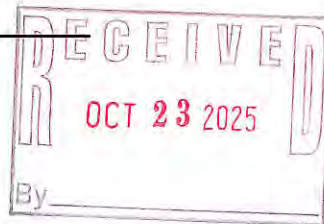
October 2025	445
September 2025	965
August 2025	33
July 2025	10
June 2025	0

Transactions

Previous Bill	781.65
Past Due	781.65
Current Transactions	
Reclaimed	
Reclaimed	445 Thousand Gals X \$1.01 449.45
Adjustments	
Late Payment Charge	78.17
Total Current Transactions	527.62

TOTAL BALANCE DUE \$1,309.27

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



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 #	1247975
Customer #	01554184
Past Due	781.65
Current Transactions	527.62

Total Balance Due \$1,309.27
Due Date 11/6/2025

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.

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

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(352) 521-4285

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Pay By Phone: 1-855-786-5344



4276 1 1
14-92800

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23256966

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

Account #	Customer #
1247980	01554289
Please use the 15-digit number below when making a payment through your bank	
124798001554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	9/4/2025	622	10/6/2025	1029	32	407

Usage History

Reclaimed

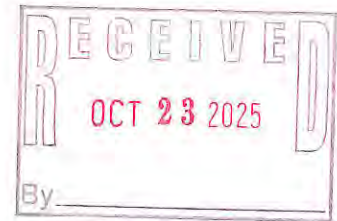
October 2025
September 2025

407
119

Transactions

Previous Bill	459.39
Past Due	459.39
Current Transactions	
Reclaimed	
Reclaimed	407 Thousand Gals X \$1.01 411.07
Total Current Transactions	411.07
TOTAL BALANCE DUE	\$870.46

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



Please return this portion with payment

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Account # 1247980
Customer # 01554289
Past Due 459.39
Current Transactions 411.07

Total Balance Due	\$870.46
Due Date	11/6/2025

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
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EPG TWO RIVERS LLC

TWO RIVERS EAST

Service Address: **BROWARD DR**

Bill Number: 23257980

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for 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		
Water	220823069	9/4/2025	4	10/6/2025	20	32	16
Irrig Potable	232051614	9/4/2025	0	10/6/2025	0	32	0
		9/4/2025		10/6/2025		32	

Usage History			
	Water	Reclaimed	
October 2025	16	0	0
September 2025	1	0	0
August 2025	3		
July 2025		0	0
July 2025	0	0	0

Transactions	
Previous Bill	113.12
Past Due	113.12
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	16.0 Thousand Gals X \$2.18
Irrigation	
Water Base Charge	63.99
Adjustments	
Late Payment Charge	11.31
Total Current Transactions	174.17

TOTAL BALANCE DUE \$287.29

*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 113.12
Current Transactions 174.17

Total Balance Due	\$287.29
Due Date	11/6/2025

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

Service Address: **37435 SAGEMOOR DR - METER B - RECLAIM**

Bill Number: 23283646

Billing Date: 10/20/2025

Billing Period: 2/21/2025 to 10/15/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1301450	01550300
Please use the 15-digit number below when making a payment through your bank	
130145001550300	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	2/21/2025	0	10/15/2025	2	236	2

Usage History

Reclaimed

2

October 2025

Transactions

Payment 02/14/25

-1,275.00 CR

Balance Forward

-1,275.00 CR

Current Transactions

Reclaimed

Meter Set Fee

1,275.00

Reclaimed

2 Thousand Gals X \$1.01

2.02

Total Current Transactions

1,277.02

TOTAL BALANCE DUE

\$2.02



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Account # 1301450

Customer # 01550300

Balance Forward -1,275.00 CR

Current Transactions 1,277.02

Total Balance Due \$2.02

Due Date 11/6/2025

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

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

Bill Number: 23258559

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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	9/4/2025	1113	10/6/2025	1228	32	115

Usage History

Reclaimed

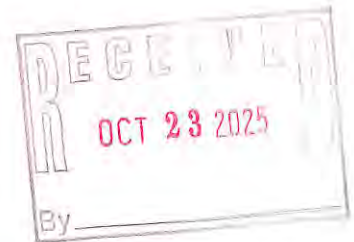
October 2025	115
September 2025	157
August 2025	206
July 2025	173
June 2025	212
May 2025	365

Transactions

Previous Bill	127.17
Past Due	127.17
Current Transactions	
Reclaimed	
Reclaimed	115 Thousand Gals X \$1.01 116.15
Adjustments	
Late Payment Charge	12.72
Total Current Transactions	128.87

TOTAL BALANCE DUE \$256.04

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



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Account #	1301525
Customer #	01550300
Past Due	127.17
Current Transactions	128.87

Total Balance Due	\$256.04
Due Date	11/6/2025

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.

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

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41 015503004130152552325855990000256043



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TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1502 BREKEY WAY - RECLAIM METER #4**

Bill Number: 23283258

Billing Date: 10/20/2025

Billing Period: 9/17/2025 to 10/15/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1246255	01554289
Please use the 15-digit number below when making a payment through your bank	
124625501554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609335	9/17/2025	24	10/15/2025	30	28	6

Usage History
Reclaimed

October 2025
September 2025
August 2025

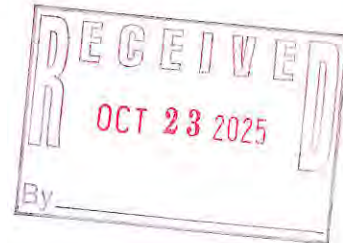
6
5
1

Transactions

Previous Bill	18.84
Past Due	18.84
Current Transactions	
Reclaimed	
Reclaimed Water Base Charge	12.66
Adjustments	
Backflow Fee	6.89
Late Payment Charge	1.88
Total Current Transactions	21.43

TOTAL BALANCE DUE \$40.27

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



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Account #	1246255
Customer #	01554289
Past Due	18.84
Current Transactions	21.43

Total Balance Due \$40.27
Due Date 11/6/2025

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.

TWO RIVERS EAST COMMUNITY DEVELOPMENT
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2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

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TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23256851

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1246155	01554289
Please use the 15-digit number below when making a payment through your bank	
124615501554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	9/4/2025	244	10/6/2025	267	32	23

Usage History

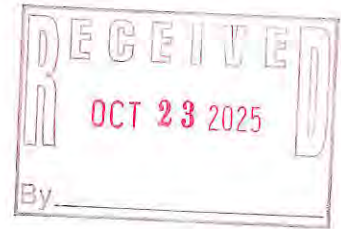
Reclaimed

October 2025 23
September 2025 13
August 2025 2

Transactions

Previous Bill 10.53
Past Due 10.53
Current Transactions
Reclaimed
Reclaimed 23 Thousand Gals X \$1.01 23.23
Adjustments
Late Payment Charge 1.05
Total Current Transactions 24.28
TOTAL BALANCE DUE \$34.81

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountypay.pascocountyfl.net

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Account # 1246155
Customer # 01554289
Past Due 10.53
Current Transactions 24.28

Total Balance Due \$34.81
Due Date 11/6/2025

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.

TWO RIVERS EAST COMMUNITY DEVELOPMENT
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TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT
Service Address: **1926 COOLRIDGE PLACE RECLAIM METER**
Bill Number: 23256850
Billing Date: 10/20/2025
Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1246145	01554289
Please use the 15-digit number below when making a payment through your bank	
124614501554289	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609336	9/4/2025	229	10/6/2025	318	32	89

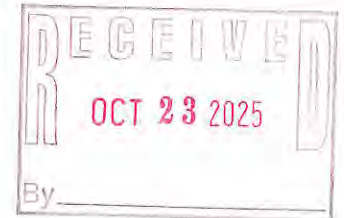
Usage History
Reclaimed

October 2025 89
September 2025 102
August 2025 63

Transactions

Previous Bill 82.62
Past Due 82.62
Current Transactions
Reclaimed
Reclaimed 89 Thousand Gals X \$1.01 89.89
Adjustments
Late Payment Charge 8.26
Total Current Transactions 98.15
TOTAL BALANCE DUE \$180.77

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 1246145
Customer # 01554289
Past Due 82.62
Current Transactions 98.15

Total Balance Due \$180.77
Due Date 11/6/2025

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.

TWO RIVERS EAST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIRCLE SUITE 300
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Pay By Phone: 1-855-786-5344

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TWO RIVERS EAST

EPG TWO RIVERS LLC

Service Address: **1766 LODGE GRASS BLVD - RECLAIM 2 INCH**

Bill Number: 23256854

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

Account #	Customer #
1246260	01523787
Please use the 15-digit number below when making a payment through your bank	
124626001523787	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579109	9/4/2025	0	10/6/2025	24	32	24

Usage History

Water

October 2025	24
September 2025	0
August 2025	0
July 2025	0

Transactions

Current Transactions

Reclaimed

Reclaimed

24 Thousand Gals X \$1.01

24.24

Total Current Transactions

24.24

TOTAL BALANCE DUE

\$24.24



Please return this portion with payment

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TWO RIVERS EAST

EPG TWO RIVERS LLC

111 S ARMENIA AVENUE SUITE 201

TAMPA FL 33607

Account # 1246260

Customer # 01523787

Balance Forward 0.00

Current Transactions 24.24

Total Balance Due \$24.24

Due Date 11/6/2025

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.

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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **09/12/2025**
Amount Due **2,731.96**
Current Charges Due **10/07/2025**

District Office Serving You
One Pasco Center

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

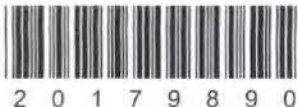
See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



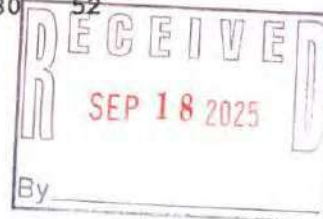
You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance 0.00
Payment 123,828.00CR
Balance Forward 123,828.00CR

Connect Perm 65.00
Light Energy Charge 11.44
Light Support Charge 24.96
Light Maintenance Charge 417.56
Light Fixture Charge 512.72
Light Fuel Adj 1,040 KWH @ 0.04400 45.76
Poles (QTY 52) 1,456.00
FL Gross Receipts Tax 2.11
State Tax 171.70
Pasco County Tax 24.71
Deposit Applied 123,828.00

Total Current Charges 126,559.96
Total Due Please Pay 2,731.96

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



**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 09/12/2025

Use above space for address change ONLY.

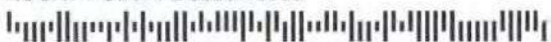
District: OP08



20
9 - 6819

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

OP08



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

Current Charges Due Date	10/07/2025
TOTAL CHARGES DUE	2,731.96
Total Charges Due After Due Date	2,772.94

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **10/13/2025**
Amount Due **5,439.90**
Current Charges Due **11/04/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 1 7 9 8 9 0

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

Previous Balance 2,731.96
Payment 0.00
Balance Forward 2,731.96

*** See Notice Below ***

Late Charge 40.98
Light Energy Charge 11.44
Light Support Charge 24.96
Light Maintenance Charge 417.56
Light Fixture Charge 512.72
Light Fuel Adj 1,040 KWH @ 0.04400 45.76
Poles (QTY 52) 1,456.00
FL Gross Receipts Tax 2.11
State Tax 171.70
Pasco County Tax 24.71

Total Current Charges 2,707.94
Total Due Please Pay 5,439.90

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

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted
above as "Balance Forward." To avoid the collection process, payment must be
received prior to 5:00 P.M. on 10/23/2025.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions



Bill Date: 10/13/2025

*** See Notice Above ***

District: OP08

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

Current Charges Due Date	11/04/2025
TOTAL CHARGES DUE	5,439.90
Total Charges Due After Due Date	5,521.50

9 28 2346579 OP08
TWO RIVERS EAST CDD
2005 PAN AM CIR STE 300
ROCKY POINT FL 33607-6008



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Nicholas Dister	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Thomas Spence	x	\$200.00
5	Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 10/22/2025 14:48

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Nicholas Dister	x	\$200.00
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4	Thomas Spence	x	\$200.00
5	Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 10/22/2025 14:48

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/01/2025				Invoice No: 93653
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

Two Rivers East Community Development District
Mr. Brian Lamb
Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



2. Telephone: 813-873-7300 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: tworiverseastcdd.com
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/29/2024
11. Creation Document on File: 09/23/2022
12. Date Established: 09/23/2022
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinances 22-52 and 24-09
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

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

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

Registered Agent's Signature: [Signature] Date 10/7/2025

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

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

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

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

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

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

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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

Services provided for the Month of: August 2025

INVOICE#
159321
CUSTOMER ID
C3191
PO#

INVOICE

DATE
9/22/2025
NET TERMS
Due On Receipt
DUE DATE
9/22/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	10	Ea	0.74		7.40
Subtotal					7.40

Subtotal	\$7.40
Tax	\$0.00
Total Due	\$7.40

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

161890

CUSTOMER ID

C3191

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	6	Ea	0.74		4.44
Subtotal					4.44

Subtotal

\$4.44

Tax

\$0.00

Total Due

\$4.44

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
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4	Thomas Spence	x	\$200.00
5	Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 10/22/2025 14:48

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: October 21, 2025

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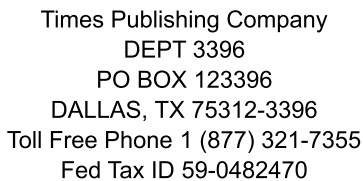
Approved for payment:

District Manager Signature

Date

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

REVISED 10/22/2025 14:48



vertising Run Dates	Advertiser Name	
10/1/25-10/1/25	TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account
10/1/2025	Deirdre Bonett	TB325212
Total Amount Due	Invoice Number	
\$141.20	58096-100125	

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
10/1/25	10/1/25	58096	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meetings Schedule Affidavit Fee	2	1.00x61.00 L	\$139.20 \$2.00

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

Advertising Run Dates	A vertiser Name	
10/1/25-10/1/25	TWO RIVERS EAST CDD	
Billing Date	Sales Rep	Customer Account
10/1/2025	Deirdre Bonett	TB325212
Total Amount Due	Invoice Number	
\$141.20	58096-100125	

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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 PASCO 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 Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetings Schedule was published in said newspaper by print in the issues of 10/01/25 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 Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

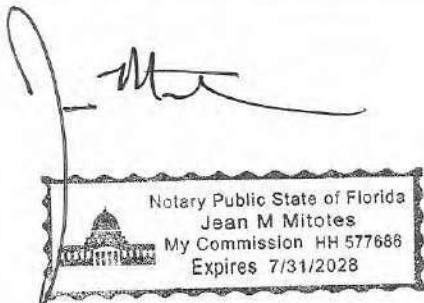
Signature of Affiant 

Sworn to and subscribed before me this 10/01/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

**BOARD OF SUPERVISORS MEETING DATES TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Two Rivers East Community Development District are scheduled to be held at 1:00 PM at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638 as follows:

October 21, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026

* Meeting may be rescheduled or canceled due to the holiday.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager
October 1, 2025

58096

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Nicholas Dister	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Thomas Spence	x	\$200.00
5	Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 10/22/2025 14:48

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 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 October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 29,945	\$ -	\$ -	\$ -	\$ -	29,945
Accounts Receivable - Off-Roll	341,994	510,175	-	-	-	852,169
Due From Other Funds	-	6,297	-	-	-	6,297
Investments:						
Acq. & Const. (Offsite Project)	-	-	158	-	-	158
Acquisition & Construction Account	-	-	956	-	-	956
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	1,033,885	-	-	-	1,033,885
Deposits - Electric	302,591	-	-	-	-	302,591
Deposits - Water	2,476	-	-	-	-	2,476
Utility Deposits	875	-	-	-	-	875
Fixed Assets						
Construction Work In Process	-	-	-	23,004,811	-	23,004,811
Amount Avail In Debt Services	-	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	-	23,054,653	23,054,653
TOTAL ASSETS	\$ 677,881	\$ 3,400,604	\$ 1,114	\$ 23,004,811	\$ 25,535,000	\$ 52,619,410
LIABILITIES						
Accounts Payable	\$ 41,531	\$ -	\$ -	\$ -	\$ -	41,531
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
Due To Other Funds	6,297	-	-	-	-	6,297
TOTAL LIABILITIES	350,676	-	-	-	25,535,000	25,885,676
FUND BALANCES						
Restricted for:						
Debt Service	-	3,400,604	-	-	-	3,400,604
Capital Projects	-	-	1,114	-	-	1,114
Unassigned:	327,205	-	-	23,004,811	-	23,332,016
TOTAL FUND BALANCES	327,205	3,400,604	1,114	23,004,811	-	26,733,734
TOTAL LIABILITIES & FUND BALANCES	\$ 677,881	\$ 3,400,604	\$ 1,114	\$ 23,004,811	\$ 25,535,000	\$ 52,619,410

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 82	\$ 82	0.00%
Special Assmnts- CDD Collected	-	343,998	343,998	0.00%
Developer Estimated Contribution	1,240,326	-	(1,240,326)	0.00%
Other Miscellaneous Revenues	-	268	268	0.00%
TOTAL REVENUES	1,240,326	344,348	(895,978)	27.76%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,000	11,000	8.33%
Construction Accounting	6,000	500	5,500	8.33%
ProfServ - Dissemination Agent/Reporting	5,000	417	4,583	8.34%
ProfServ - Field Management	12,000	1,000	11,000	8.33%
ProfServ - Info Technology	600	50	550	8.33%
ProfServ - Recording Secretary	2,400	200	2,200	8.33%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	6,624	23,376	22.08%
District Engineer	12,500	-	12,500	0.00%
ProfServ - Administration	4,500	-	4,500	0.00%
ProfServ - District Management	25,000	2,083	22,917	8.33%
ProfServ - Accounting Services	9,000	750	8,250	8.33%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	12	488	2.40%
ProfServ - Rental and Leases	600	50	550	8.33%
General Liability	3,718	3,532	186	95.00%
Public Officials Insurance	2,633	2,480	153	94.19%
Property & Casualty Insurance	10,000	-	10,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	141	859	14.10%
Bank Fees	100	270	(170)	270.00%
ProfServ - Financial/Revenue Collections	5,000	417	4,583	8.34%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	475	725	39.58%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	161,526	23,013	138,513	14.25%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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>				
Electric Utility Services	85,000	2,708	82,292	3.19%
Street Lights	190,000	-	190,000	0.00%
Water/Waste	2,400	1,414	986	58.92%
Amenity Internet	900	-	900	0.00%
Total Utility Services	278,300	4,122	274,178	1.48%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	31,992	498,008	6.04%
Aquatics - Contract	28,500	2,181	26,319	7.65%
Debris Cleanup	9,000	-	9,000	0.00%
Landscape - Irrigation R&M	20,000	729	19,271	3.65%
Landscaping - Annuals	12,500	-	12,500	0.00%
Landscaping - Mulch	35,000	-	35,000	0.00%
Landscaping - Plant Replacement Program	30,000	-	30,000	0.00%
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Misc Contingency	20,000	-	20,000	0.00%
Total Other Physical Environment	729,000	34,902	694,098	4.79%
<u>Parks and Recreation</u>				
Janitorial - Contract	9,000	-	9,000	0.00%
Pool Maintenance - Contract	10,000	-	10,000	0.00%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	-	20,000	0.00%
Security Monitoring Services	3,000	-	3,000	0.00%
Amenity R&M	2,500	-	2,500	0.00%
Entrance Monuments & Walls R&M	10,000	-	10,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	1,000	-	1,000	0.00%
Pool Treatments & Other R&M	1,500	-	1,500	0.00%
Access Control R&M	2,500	-	2,500	0.00%
Key Card Distribution	1,200	-	1,200	0.00%
Special Events	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,200	-	1,200	0.00%
Amenity Furniture R&M	2,000	-	2,000	0.00%
Total Parks and Recreation	71,500	-	71,500	0.00%
TOTAL EXPENDITURES	1,240,326	62,037	1,178,289	5.00%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	282,311	282,311	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	200	200	0.00%
TOTAL FINANCING SOURCES (USES)	-	200	200	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 282,511</u>	<u>\$ 282,511</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		44,694		
FUND BALANCE, ENDING		<u>\$ 327,205</u>		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 13,347	\$ 13,347	0.00%
Special Assmnts- CDD Collected	1,847,375	608,466	(1,238,909)	32.94%
TOTAL REVENUES	1,847,375	621,813	(1,225,562)	33.66%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	-	1,457,375	0.00%
Total Debt Service	1,847,375	-	1,847,375	0.00%
TOTAL EXPENDITURES	1,847,375	-	1,847,375	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	621,813	621,813	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(200)	(200)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(200)	(200)	0.00%
Net change in fund balance	\$ -	\$ 621,613	\$ 621,613	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,778,991		
FUND BALANCE, ENDING		\$ 3,400,604		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4	4	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,110		
FUND BALANCE, ENDING		<u>\$ 1,114</u>		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101001 Balance	29,944.50	Statement Balance	31,957.73
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	29,944.50	Subtotal	31,957.73
Negative Adjustments	0.00	Outstanding Checks	-2,013.23
Ending G/L Balance	29,944.50	Ending Balance	29,944.50

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/07/2025		JE000384	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053365 - 09/26/2025 - 37	214.70	214.70	0.00
10/07/2025		JE000385	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053519 - 09/30/2025 - 36	268.37	268.37	0.00
10/07/2025		JE000386	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053573 - 09/30/2025 - 36	268.37	268.37	0.00
10/07/2025		JE000387	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053584 - 09/30/2025 - 37	214.70	214.70	0.00
10/07/2025		JE000388	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053598 - 09/30/2025 - 37	214.70	214.70	0.00
10/07/2025		JE000389	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053615 - 09/30/2025 - 36	268.37	268.37	0.00
10/07/2025		JE000390	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053643 - 09/30/2025 - 36	214.70	214.70	0.00
10/20/2025		JE000433	Special Assmnts-CDD Collected	Sunset Park Title Company - Ck #052815 - 09/12/2025	268.37	268.37	0.00
10/23/2025		JE000434	Special Assmnts-CDD Collected	Sunset Park Title Company - Ck #054133 - 10/20/2025	71.77	71.77	0.00
10/24/2025		JE000435	Other Miscellaneous Revenues	Two Rivers West CDD - Ck #1117 - 10/24/2025 - Check Made Out Incorrectl	268.37	268.37	0.00
10/31/2025		JE000455	Interest - Investments	Interest Income	82.47	82.47	0.00
Total Deposits					2,354.89	2,354.89	0.00
Checks							
							0.00
08/14/2025	Payment	1241	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
09/11/2025	Payment	1254	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
09/29/2025	Payment	1266	STRALEY ROBIN VERICKER	Check for Vendor V00005	-976.50	-976.50	0.00
10/09/2025	Payment	1267	PASCO COUNTY UTILITIES	Check for Vendor V00042	-1,480.20	-1,480.20	0.00
10/09/2025	Payment	1268	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-2,731.96	-2,731.96	0.00

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 10-25

Statement Date

10/31/2025

10/17/2025	Payment	1269	TAMPA BAY TIMES	Check for Vendor V00012	-141.20	-141.20	0.00
10/24/2025	Payment	1270	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
10/24/2025	Payment	1271	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
10/24/2025	Payment	1272	FLORIDA COMMERCE	Check for Vendor V00050	-175.00	-175.00	0.00
10/24/2025	Payment	1273	INFRAMARK LLC	Check for Vendor V00003	-5,949.07	-5,949.07	0.00
10/24/2025	Payment	1276	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
10/24/2025	Payment	1277	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-2,707.94	-2,707.94	0.00
10/24/2025	Payment	DD004	PASCO COUNTY UTILITIES	Payment of Invoice 000466	-875.00	-875.00	0.00
10/24/2025	Payment	DD005	PASCO COUNTY UTILITIES	Payment of Invoice 000467	-875.00	-875.00	0.00
10/24/2025	Payment	DD006	PASCO COUNTY UTILITIES	Payment of Invoice 000468	-1,320.00	-1,320.00	0.00
10/31/2025		JE000458	Bank Fees	Bank Fees	-270.45	-270.45	0.00
10/27/2025		JE000459	Water/Waste	ADJ JE To clear the bank	-2.50	-2.50	0.00
Total Checks					-24,246.49	-24,246.49	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/30/2025	Payment	1234	INFRAMARK LLC	Check for Vendor V00003			-1.38
09/17/2025	Payment	1264	RYAN MOTKO	Check for Vendor V00009			-200.00
10/24/2025	Payment	1274	NICHOLAS J. DISTER	Check for Vendor V00008			-200.00
10/24/2025	Payment	1275	RYAN MOTKO	Check for Vendor V00009			-200.00
10/30/2025	Payment	1278	PASCO COUNTY UTILITIES	Check for Vendor V00042			-1,411.85

Total Outstanding Checks

-2,013.23

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST
Payment Register by Fund
For the Period from 10/01/2025 to 10/31/2025
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1267	10/09/25	V00042	PASCO COUNTY UTILITIES	091825-6255	WATER 08/11/25-09/17/25	WATER	543018-53600	\$18.84
001	1267	10/09/25	V00042	PASCO COUNTY UTILITIES	091825-6145	WATER 08/05/25-09/04/25	WATER	543018-53600	\$82.62
001	1267	10/09/25	V00042	PASCO COUNTY UTILITIES	091825-7975	WATER 08/05/25-09/04/25	WATER	543018-53600	\$781.65
001	1267	10/09/25	V00042	PASCO COUNTY UTILITIES	091825-1525	WATER 08/05/25-09/04/25	WATER	543018-53600	\$127.17
001	1267	10/09/25	V00042	PASCO COUNTY UTILITIES	091825-7980	WATER 08/28/25-09/04/25	WATER	543018-53150	\$459.39
001	1267	10/09/25	V00042	PASCO COUNTY UTILITIES	091825-6155	WATER 08/05/25-09/04/25	WATER	543018-53600	\$10.53
001	1268	10/09/25	V00037	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	091225-6579	PUBLIC LIGHTING	ELECTRIC	543041-53150	\$2,731.96
001	1269	10/17/25	V00012	TAMPA BAY TIMES	58096-100125	LEGAL ADVERTISING 10/01/25	LEGAL ADVERTISING	548002-51301	\$141.20
001	1270	10/24/25	V00038	ANGIE GRUNWALD	AG-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1271	10/24/25	V00014	CARLOS DE LA OSSA	CO-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1272	10/24/25	V00050	FLORIDA COMMERCE	93653	FY25-26 SPECIAL DISTRICT FEES	Dues, Licenses & Fees	554020-51301	\$175.00
001	1273	10/24/25	V00003	INFRAMARK LLC	159321	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$7.40
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	ADMINISTRATION	549936-51301	\$375.00
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	RENTAL & LEASES	544025-51301	\$50.00
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	WEBSITE ADMIN	549936-51301	\$100.00
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	CONSTRUCTION ACCOUNTING	531009-51301	\$500.00
001	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,000.00
001	1274	10/24/25	V00008	NICHOLAS J. DISTER	ND-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1275	10/24/25	V00009	RYAN MOTKO	RM-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1276	10/24/25	V00011	THOMAS R. SPENCE	TS-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1277	10/24/25	V00037	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	101325-9890	OCT 25-PUBLIC LIGHTING	ELECTRIC	543006-53150	\$2,707.94
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23256965	WATER 09/04/25-10/06/25	WATER	543021-53150	\$527.62
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23256966	WATER 09/04/25-10/06/25	WATER	543021-53150	\$411.07
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23257980	SERVICE 09/04/25 - 10/06/25 PARTIAL PAY	SERVICE 09/04/25 - 10/06/25	543021-53150	\$174.17
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23283646	WATER 02/21/25-10/15/25	WATER	543021-53150	\$2.02
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23258559	WATER 09/04/25-10/06/25	WATER	543021-53150	\$128.87
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23283258	WATER 09/17/25-10/15/25	WATER	543021-53150	\$21.43
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23256851	WATER 09/04/25-10/06/25	WATER	543021-53150	\$24.28
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23256850	WATER 09/04/25-10/06/25	WATER	543021-53150	\$98.15
001	1278	10/30/25	V00042	PASCO COUNTY UTILITIES	23256854	SERVICE 09/04/25 - 10/06/25	Water/Waste	543021-53600	\$24.24
001	DD004	10/24/25	V00042	PASCO COUNTY UTILITIES	1321635 DEP	METER DEPOSIT	METER INSTALL/DEPOSIT	156220-53150	\$875.00
001	DD005	10/24/25	V00042	PASCO COUNTY UTILITIES	1321645 DEP ACH	METER DEPOSIT	METER INSTALL/DEPOSIT	156110-53150	\$875.00
001	DD006	10/24/25	V00042	PASCO COUNTY UTILITIES	1321640 DEP ACH	METER DEPOSIT	METER INSTALL/DEPOSIT	156110-53150	\$1,320.00
Fund Total									\$18,467.22
DEBT SERVICE FUND - 200									
200	1273	10/24/25	V00003	INFRAMARK LLC	160745	OCT 25-DISTRICT MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
Fund Total									\$200.00
Total Checks Paid									\$18,667.22



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August 8, 2025

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

We are pleased to confirm our understanding of the services we are to provide Two Rivers East Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Two Rivers East Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Two Rivers East Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Two Rivers East Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter ^{Signed by:} correctly sets forth the understanding of Two Rivers East Community Development District.

By:

Carlos de la Ossa

CC0CB251E795481...

Title: Chair

Date: 10/28/2025



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**Down to Earth Landscape & Irrigation**

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

Estimate: #132186**Customer Address**

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Job

November Fertilizer

Estimated Job Start Date

November 14, 2025

Proposed By

Brent T Franklin

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
- Fert & Pest Application	Each	1	\$2,422.00	\$2,422.00
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
Subtotal				\$2,507.00
Estimated Tax				\$0.00
Job Total				\$2,507.00

Nov. granular and/or liquid fertilizer, disease control, plant damaging insect control. Shrub treatment additional

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

Proposed By:

Agreed & Accepted By:

Brent T Franklin
Down to Earth

11/03/2025

Date

Jayna Cooper

11-5-2025

Inframark

Date

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



TWO RIVERS EAST CDD

Field Inspection Report - October - Down 2 Earth

Tuesday, November 4, 2025

Prepared For Board of Supervisors

23 Items Identified

Paul Young

District Field Inspector

Completed
Not completed/No
response
Monitoring/Scheduled

Item 1 - LODGE GRASS BLVD / SR-56

Due By: Monday, November 10, 2025

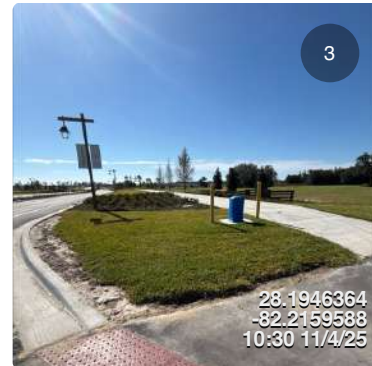
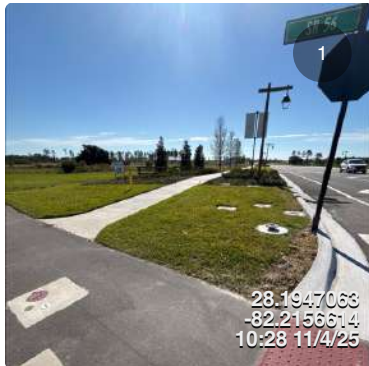
Assigned To: Down 2 Earth

- 1). Entrance east beds
- 2). Median beds
- 3). Entrance west beds

DTE will put some mulch in the center island.

proposal will be sent for the entrance side to fill in area.

Next fertilization application is scheduled for 11/25

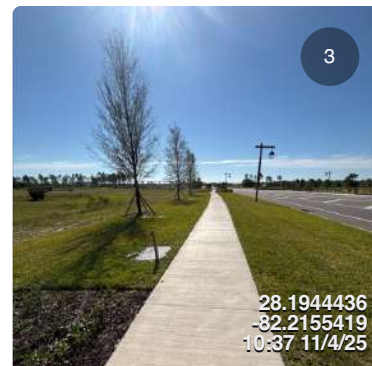
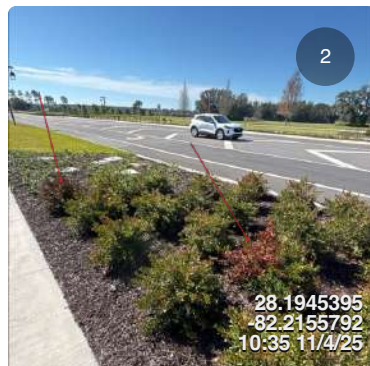


Item 2 - EAST ENTRANCE BEDS

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). Maintain weed control and pull all weeds cross mingling with plants.
- 2). Continue to monitor stressed plants and advise when replacements are scheduled.
- 3). Sidewalk edging and sod maintenance is well maintained. Oak trees are struggling -continue to monitor closely.



proposal will be sent to replace the dead plant material.

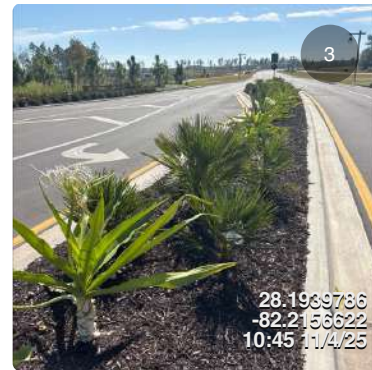
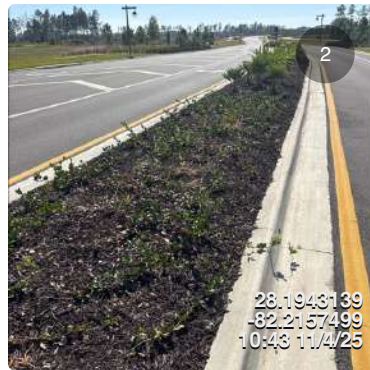
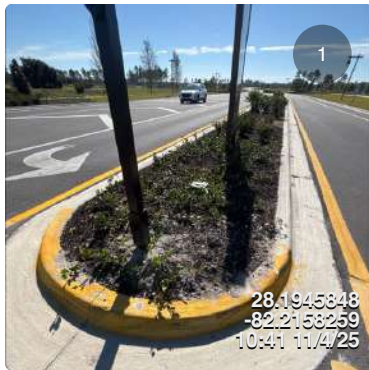
the oaks still show some life, will continue to monitor.

Item 3 - MEDIAN

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). One bag refresh mulch - sweep curb clean and maintain an inviting lustrous entrance.
- 2). Prune any creeping vines off curbing to inside line and mulch bed.
- 3). Overall appearances is well maintained, remove all trash regularly as it appears.

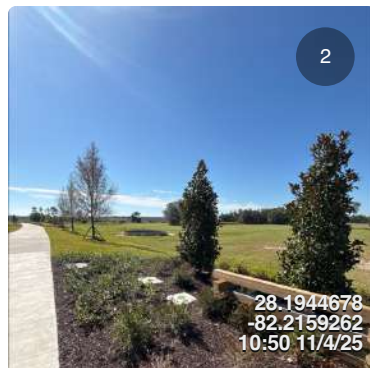
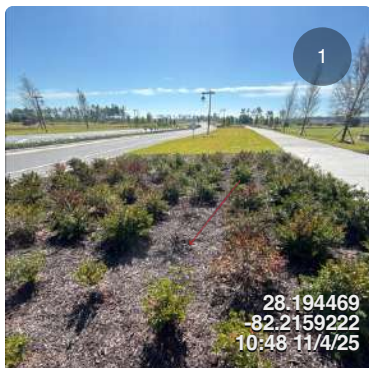


Item 4 - WEST ENTRANCE BEDS

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). Multiple plants are still stressed - continue to monitor until dead plants have been pulled and advise when scheduled to replace.
- 2). Magnolia trees are healthy and vibrant. One Oak tree still remains dead, remaining Oaks are in the same condition as east beds - monitor closely the struggling Oaks.
- 3). String whip all crack weeds so they are not visible.

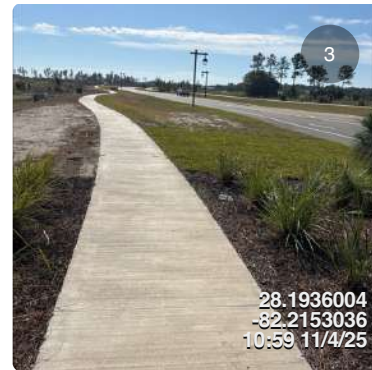
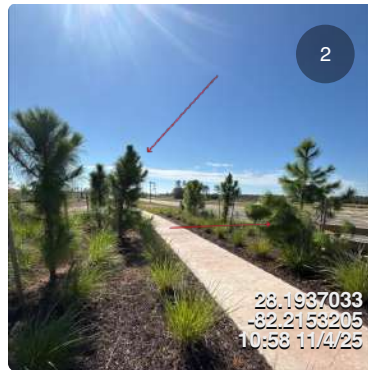
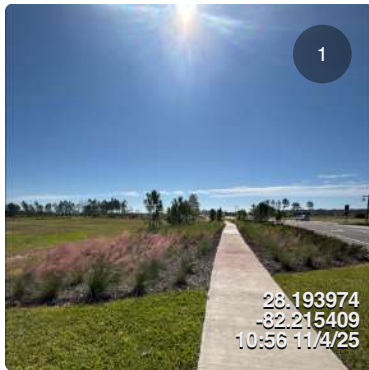


Item 5 - LODGE GRASS BLVD - EAST

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). Sod and beds are well maintained. Continue to monitor stressed and dead plants.
- 2). Check support straps on all trees. Lift fallen tree.
- 3). Monitor and remove all trash regularly- maintain clean entrance beds.

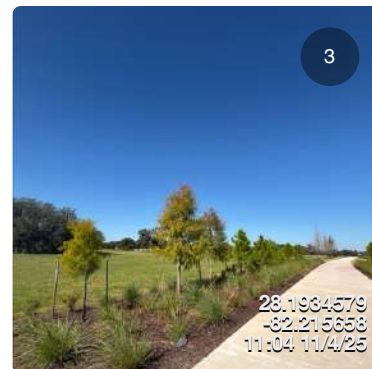
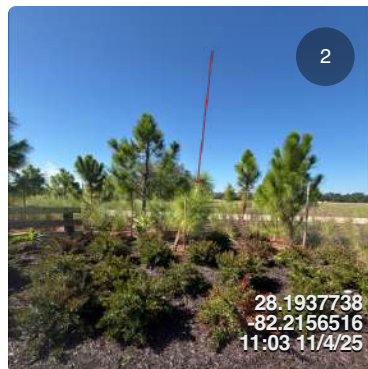
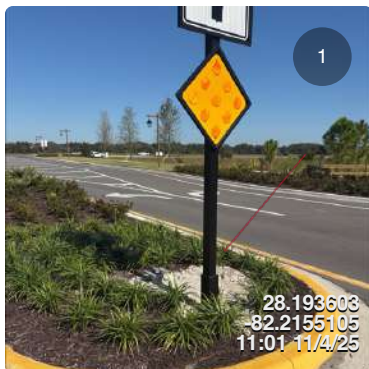


Item 6 - CENTER MEDIAN

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). Keep medians inviting - rake or remove excess dirt and cover with mulch.
- 2). Check all trees straps and adjust accordingly.
- 3). Trash is visible throughout entrance beds - monitor this area and keep it clean at all times.



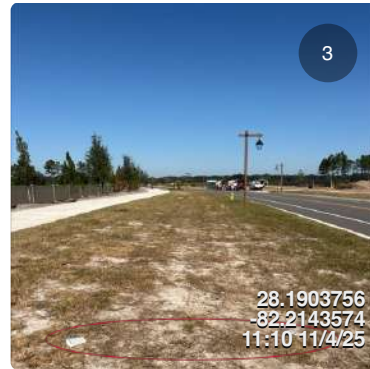
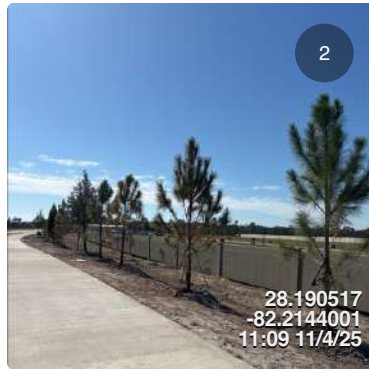
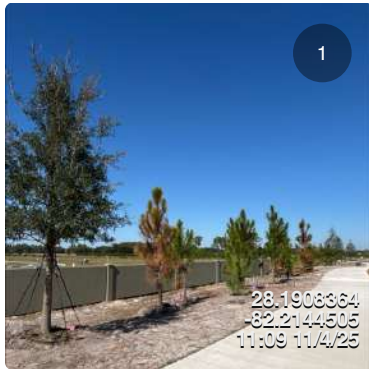
Item 7 - LODGE GRASS E1

Due By: Monday, November 10, 2025

Assigned To: Juniper / Down 2 Earth

- 1/2). E1 wall beds - new tree install is already showing multiple stressed trees - Board Review
- 3). No trash - Bahia and edging is serviced but trash continues to appear throughout.

Juniper is aware of the stressed trees and will continue to monitor

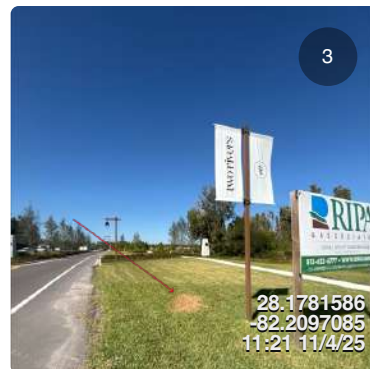
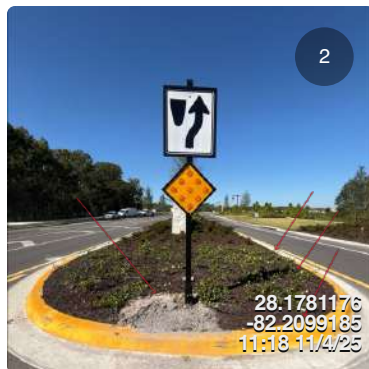
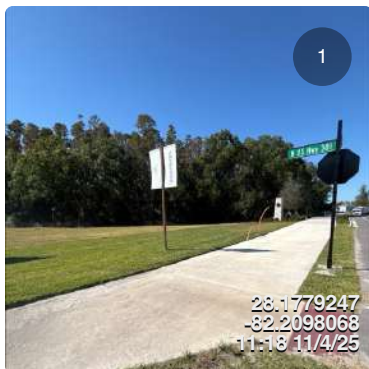


Item 8 - LODGE GRASS - 301 ENTRANCE

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). South entrance sod and beds are well maintained.
- 2). Clean up bed and refresh bare area with mulch. Trash continues to appear inside beds.
- 3). Overall appearances is well maintained. Advise when damaged sod is replaced.



Item 9 - 301 ENTRANCE LANDSCAPE BEDS

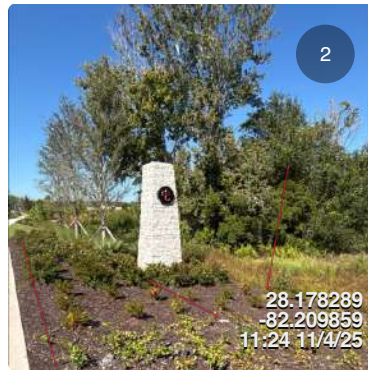
Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

1). String whip all crack weeds.

2). Maintain weed control and trash pickup.

3). Check irrigation for a fracture leak. Area extremely wet compared to the rest of bed - very soft and muddy.

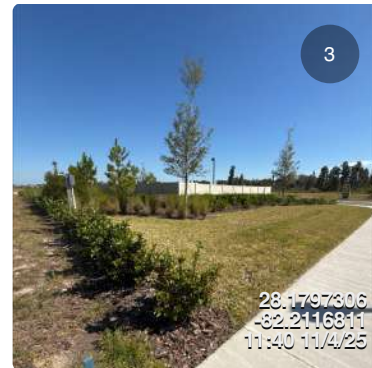
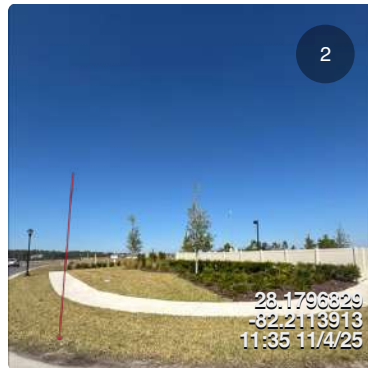
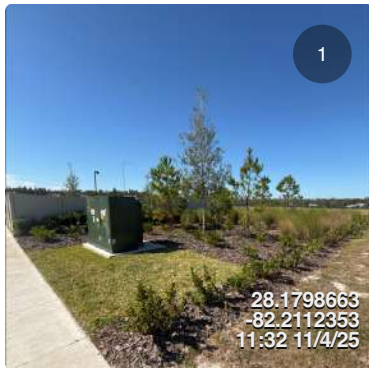


Item 10 - BREKEY WAY LIFT STATION

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). Lift station bed looks good - some weeds cross mingling inside wax myrtle bushes against fencing.
- 2). Some viburnum bushes are changing colors on the leaves-advise if fertilizer is needed.
- 3). Overall appearances looks good.
- 4). Make sure mowers are not crushing irrigation boxes during service.



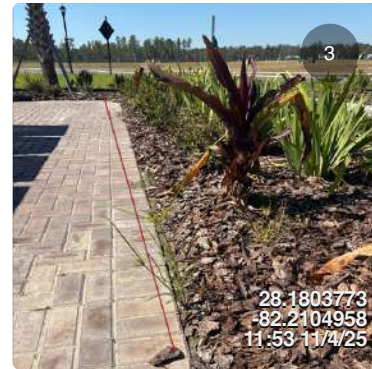
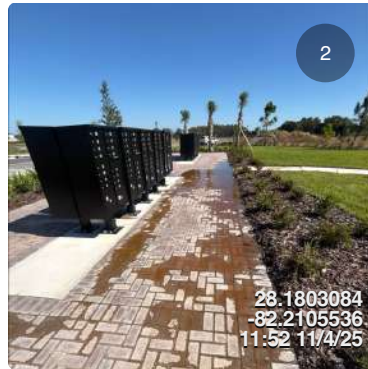
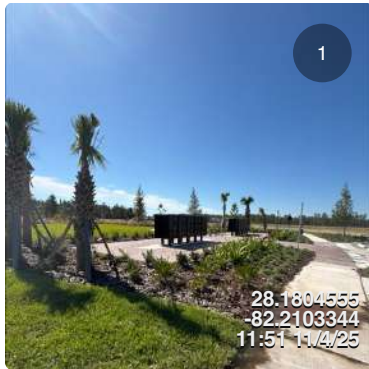
Item 11 - BREKEY WAY MAILBOX KIOSK

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). Mailboxes are clean and intact.
- 2). Investigate water pooling and possible over-watering times.
- 3). NO WEEDS!

water time has been reduced to help with the flooding.

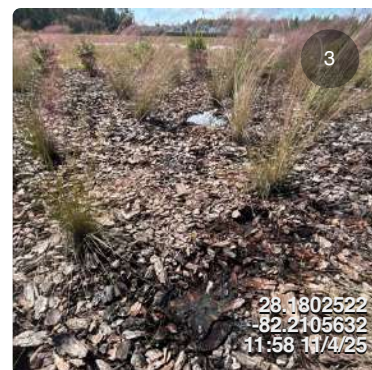
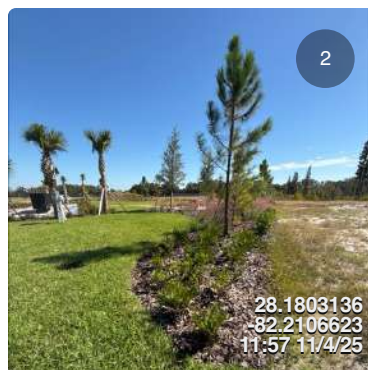
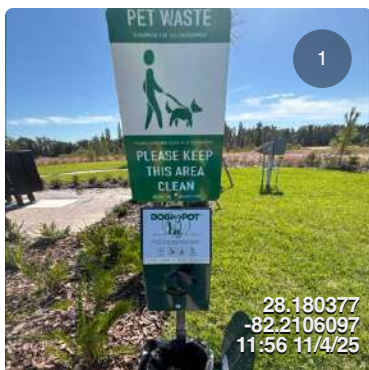


Item 12 - MAILBOX LANDSCAPE

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

- 1). Dog station has ample supplies, receptacle has been used.
- 2). Landscape beds look good.
- 3). Beds are saturated with water pools.

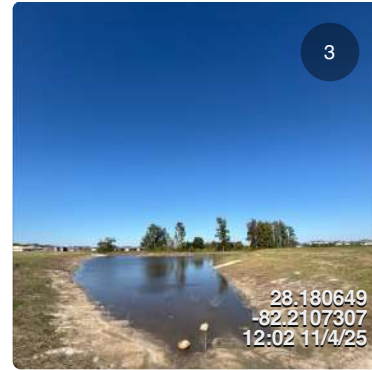
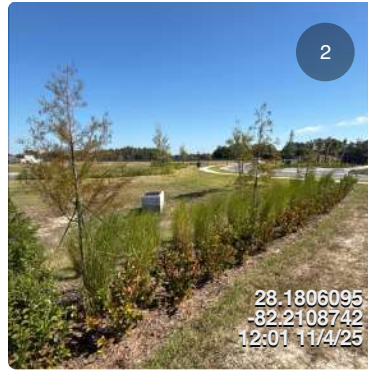
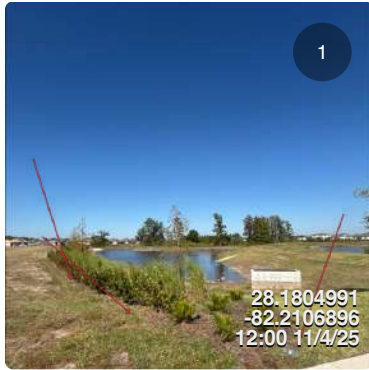


Item 13 - BEKEY PONDS

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth / Sitex Aquatics

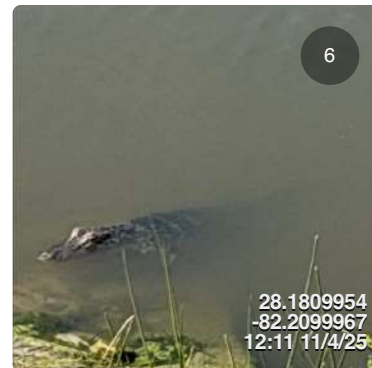
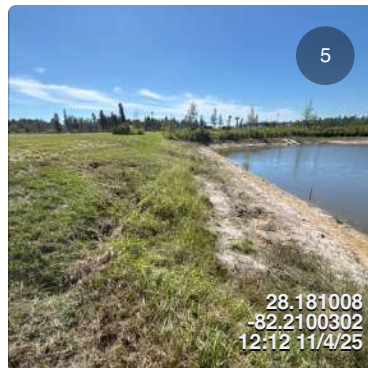
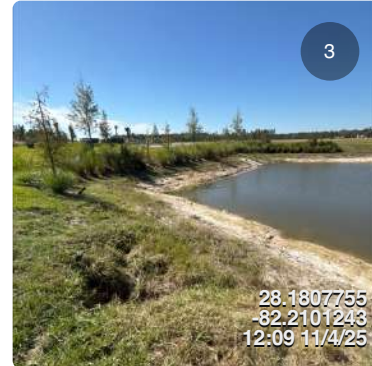
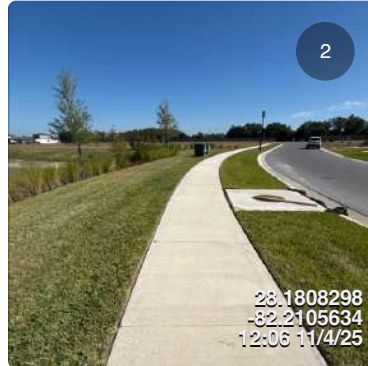
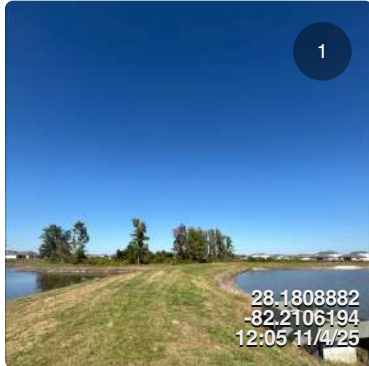
- 1). Continually finding trash inside beds - monitor closely.
- 2). Viburnum showing signs of stress.
- 3). Water level is low and no signs of algae.



Item 14 - BEKEY PONDS

Assigned To: Sitex Aquatics / Down 2 Earth

- 1). Pond banks have been mowed along high water mark.
- 2). Sidewalk maintenance is well maintained.
- 3). Several bank washouts developing on the east bank.
- 4). Gator wildlife sighting.



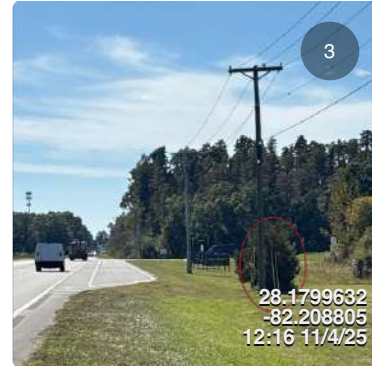
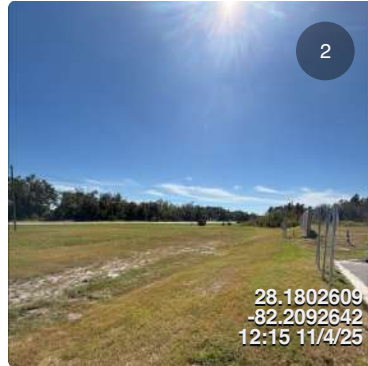
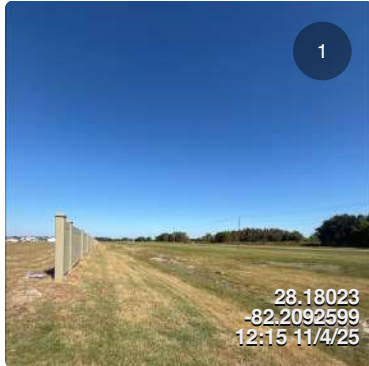
Item 15 - US301 SOD MAINTENANCE

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth

US301 sod is maintained.

Partial line of sight obstruction approaching community signage.

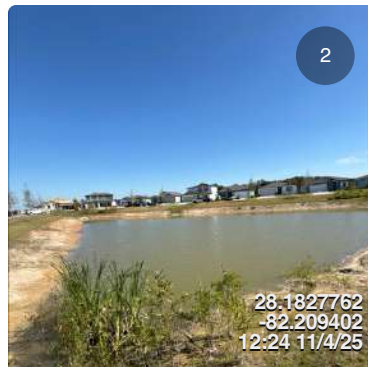


Item 16 - COOLRIDGE PLACE

Due By: Monday, November 10, 2025

Assigned To: Down 2 Earth / Sitex Aquatics

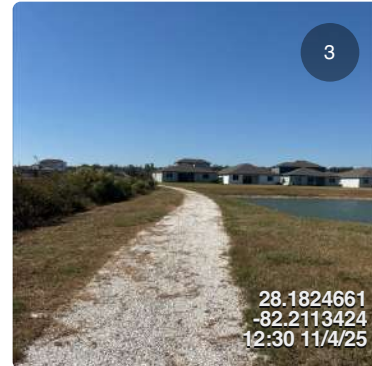
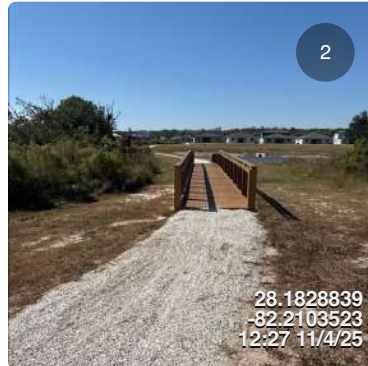
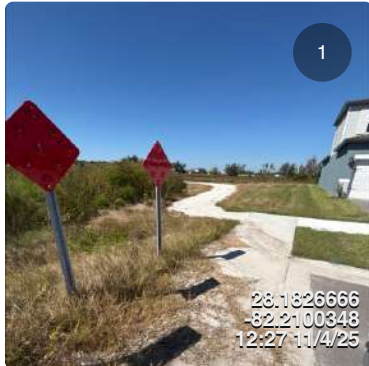
- 1). Maintain weed control.
- 2). Pond banks have been serviced.



Item 17 - COOLRIDGE PLACE SHELL TRAIL

Assigned To: Down 2 Earth

Shell path is well maintained.

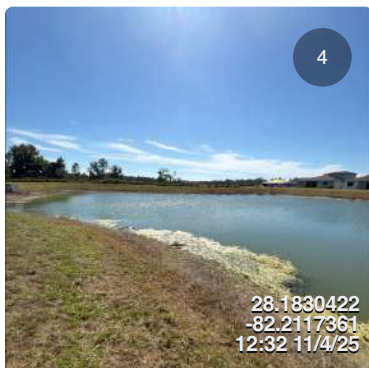
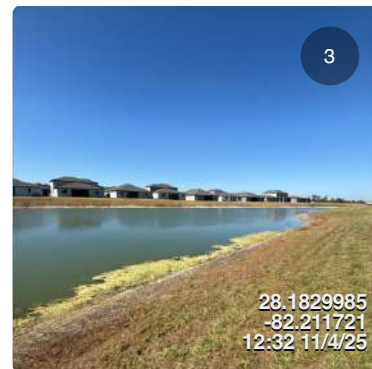
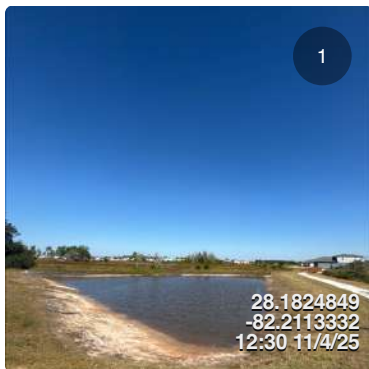


Item 18 - SHELL PATH PONDS

Due By: Monday, November 10, 2025

Assigned To: Sitex Aquatics

Algae forming along the edges. Send treatment reports.

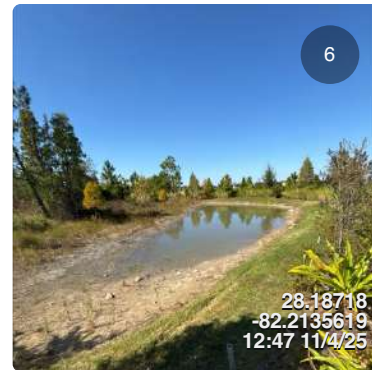
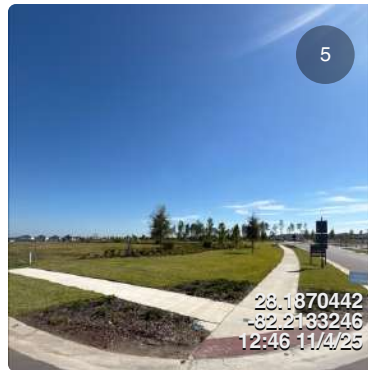
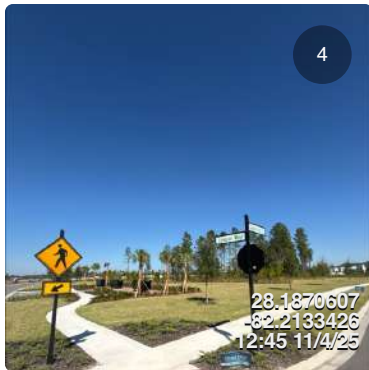
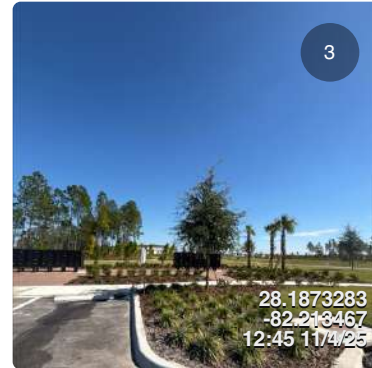
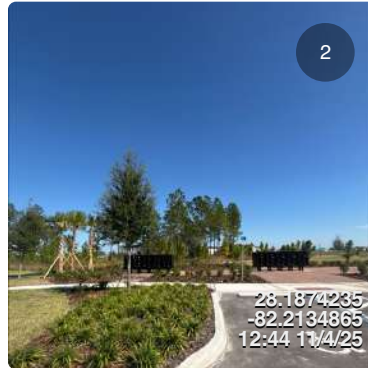
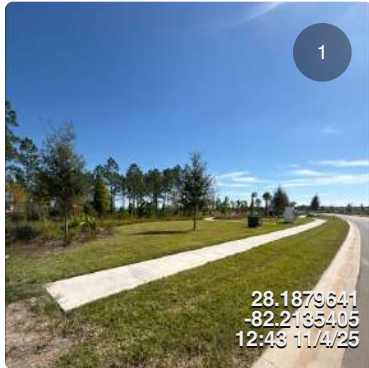


Pond was treated for algae which it has died off thats why its a yellowish color.

Item 19 - LAWSON WAY LANDSCAPE

Assigned To: Down 2 Earth

Landscape is well maintained.

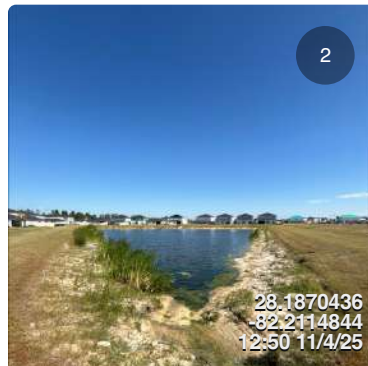


Item 20 - SAGEMOOR DRIVE PONDS

Due By: Monday, November 10, 2025

Assigned To: Sitex Aquatics

Send pond report.



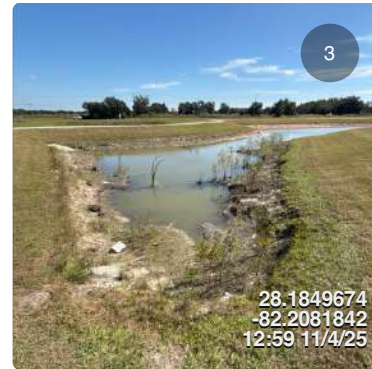
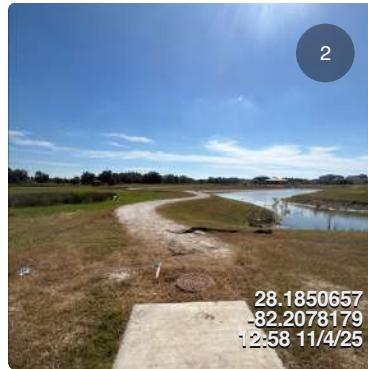
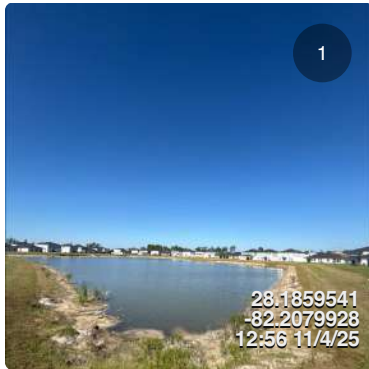
Item 21 - SAGEMOOR DRIVE PONDS

Due By: Monday, November 10, 2025 Assigned

To: Sitex Aquatics / Down 2 Earth

Trash is scheduled to be removed on next service visit

- 1). Sagemoor pond banks have been serviced.
- 2). Shell path is well maintained.
- 3). Lots of trash collecting on the water's edge.



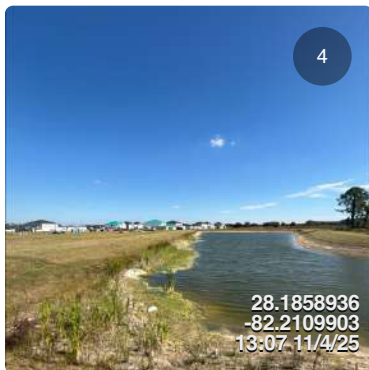
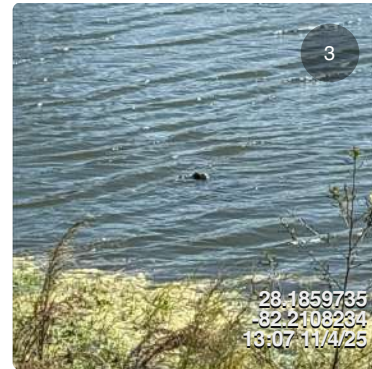
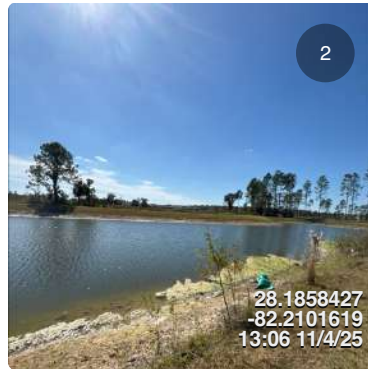
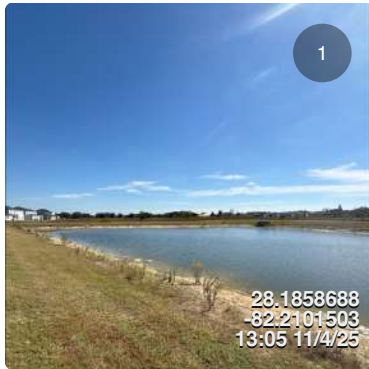
Item 22 - SAGEMOOR DRIVE PONDS

Due By: Monday, November 10, 2025

Assigned To: Sitex Aquatics

1). Lots of trash and algae collecting along the edge. Send treatment reports for all contracted ponds.

2). Gator wildlife sighting.



Item 23 - STEEPIE SPRINGS LANE POND

Due By: Monday, November 10, 2025

Assigned To: Sitex Aquatics

1). Archer entrance pond has algae and trash.

2). Hillridge trail pond east.

3). Hillridge trail pond west.

