

**TWO RIVER EAST
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 21, 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 Gendarilla, Field Manager

Regular Meeting Agenda

Tuesday, October 21, 2025, at 11:00 a.m.

The Regular Meeting of Two Rivers East Community Development District will be held on **October 21, 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 Resolution 2026-01; Redesignation of Officers

4. 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

5. STAFF REPORTS

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

6. BOARD MEMBERS COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-01

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

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. **District Officers.** The District officers are as follows:

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

2. **Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

Adopted this 21st day of October, 2025.

Attest:

Two Rivers East Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

**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, September 16, 2025, and called to order at 11:25 a.m. at 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
Ryan Motko	Assistant Secretary
Thomas Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer
Arturo Gendarilla	Field Manager
Paul Young	Field Services

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

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

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Goals & Objectives

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Goals & Objectives, were approved. 4-0

B. Consideration of Developer O&M Budget Funding Agreement (FY 2025-2026)

Mr. de la Ossa requested the amount be entered into the agreement. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Developer O&M Budget Funding Agreement (FY 2025-2026), at a cost of \$224,382.00, was approved. 4-0

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44 FOURTH ORDER OF BUSINESS**Consent Agenda**

- 45 **A. Approval of Minutes of the August 19, 2025 Public Hearing and Regular Meeting**
- 46 **B. Consideration of Operation and Maintenance Expenditures August 2025**
- 47 **C. Acceptance of the Financials and Approval of the Check Register for August 2025**

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

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FIFTH ORDER OF BUSINESS**Staff Reports**

- 53 **A. District Counsel**
- 54 **B. District Manager**

i. Community Inspection Report

55 The Community Inspection Report was presented, a copy of which was included in
56 the agenda package. Mr. Gendarilla provided updates/pending items. Discussion ensued.

57

C. District Engineer

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

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

60 There being none, the next order of business followed.

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SEVENTH ORDER OF BUSINESS**Adjournment**

62 There being no further business,

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64 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all
65 in favor, the meeting was adjourned at 11:30 am. 4-0

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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	Comments/Description
Monthly Contract					
DOWN TO EARTH	9/1/2025	152922	\$21,641.44	\$21,641.44	ROADWAY ROUGH CUTTING CONTRACT
INFRAMARK LLC	9/5/2025	158197	\$375.00		ADMIN SVCS
INFRAMARK LLC	9/5/2025	158197	\$2,083.33		DISTRICT MGMT
INFRAMARK LLC	9/5/2025	158197	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/5/2025	158197	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	9/5/2025	158197	\$50.00		RENTAL & LEASES
INFRAMARK LLC	9/5/2025	158197	\$50.00		TECH/DATA STORAGE
INFRAMARK LLC	9/5/2025	158197	\$100.00		WEBSITE ADMIN
INFRAMARK LLC	9/5/2025	158197	\$416.67		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158197	\$500.00		CONSTRUCTION ACCOUNTING
INFRAMARK LLC	9/5/2025	158197	\$1,000.00		FIELD SERVICES
INFRAMARK LLC	9/5/2025	158197	\$750.00	\$5,941.67	ACCOUNTING SERVICES
STRALEY ROBIN VERICKER	9/16/2025	27135	\$976.50	\$976.50	DISTRICT COUNSEL THROUGH 08/31/25
Monthly Contract Subtotal			\$28,559.61	\$28,559.61	
Utilities					
PASCO COUNTY UTILITIES	8/29/2025	23009648	\$107.43	\$107.43	SERVICE 08/05/25 - 08/28/25
PASCO COUNTY UTILITIES	8/20/2025	22916184	\$85.05	\$85.05	WATER
Utilities Subtotal			\$192.48	\$192.48	
Regular Services					
ANGIE GRUNWALD	9/9/2025	AG-090925	\$200.00	\$200.00	BOARD 9/9/25
ANGIE GRUNWALD	9/16/2025	AG-091625	\$200.00	\$200.00	BOARD 9/16/25
CARLOS DE LA OSSA	9/9/2025	CO-090925	\$200.00	\$200.00	BOARD 9/9/25
CARLOS DE LA OSSA	9/16/2025	CO-091625	\$200.00	\$200.00	BOARD 9/16/25
EGIS INSURANCE	9/8/2025	29073	\$6,012.00	\$6,012.00	INSURANCE
INFRAMARK LLC	8/28/2025	157216	\$479.40	\$479.40	EMAIL RENEWALS
NICHOLAS J. DISTER	9/9/2025	ND-090925	\$200.00	\$200.00	BOARD 9/9/25

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
RYAN MOTKO	9/9/2025	RM-090925	\$200.00	\$200.00	BOARD 9/9/25
RYAN MOTKO	9/16/2025	RM-091625	\$200.00	\$200.00	BOARD 9/16/25
THOMAS R. SPENCE	9/16/2025	TS-091625	\$200.00	\$200.00	BOARD 9/16/25
Regular Services Subtotal			\$8,091.40	\$8,091.40	
Additional Services					
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	9/10/2025	2405	\$12,326.00	\$12,326.00	HURRICANE BUFFER REMOVAL
COASTAL OUTDOOR SERVICES, LLC.	9/2/2025	2835	\$2,750.00	\$2,750.00	LAWN MAINTENANCE
INFRAMARK LLC	8/28/2025	157216	\$78.28	\$78.28	MAIL NOTICES, POSTAGE
Additional Services Subtotal			\$15,154.28	\$15,154.28	
TOTAL			\$51,997.77	\$51,997.77	

Down to Earth

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



Invoice: #152922

September 2025

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Project/Job

	Invoice Date	Date Due	Terms
Two Rivers East Roadway Rough Cutting Contract (2025)	9/1/2025	10/1/2025	Net 30
Estimate # 114331			

Invoice Details

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

Billing Questions

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

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

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

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO	INVOICE#	DATE
Two Rivers East Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States	158197	9/5/2025
	CUSTOMER ID	NET TERMS
	C3191	Due On Receipt
	PO#	DUE DATE
		9/5/2025

Services provided for the Month of: September 2025

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

Subtotal	\$5,941.67
Tax	\$0.00
Total Due	\$5,941.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Straley Robin Vericker

1510 W. Cleveland Street

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

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

September 16, 2025
Client: 001581
Matter: 000001
Invoice #: 27135

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/7/2025	LC	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/12/2025	LC	REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS.	0.2	\$39.00
8/14/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/18/2025	JMV	REVIEW AGENDA PACKAGE AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
8/19/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/19/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
8/28/2025	LC	REVIEW ADDITIONAL SERVICES FOR LANDSCAPE MAINTENANCE; PREPARE ADDENDUM TO MASTER LANDSCAPE MAINTENANCE AGREEMENT.	0.8	\$156.00
Total Professional Services			3.1	\$976.50

September 16, 2025
Client: 001581
Matter: 000001
Invoice #: 27135

Page: 2

Total Services	\$976.50
Total Disbursements	\$0.00
Total Current Charges	\$976.50
Previous Balance	\$2,975.50
<i>Less Payments</i>	<i>(\$2,975.50)</i>
PAY THIS AMOUNT	\$976.50

Please Include Invoice Number on all Correspondence



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

1 1 1
14-92800

Two Rivers East

FINAL BILL

EPG TWO RIVERS LLC

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

Bill Number: 23009648

Billing Date: 8/29/2025

Billing Period: 8/5/2025 to 8/28/2025

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

Account #	Customer #
1247980	01524183
Please use the 15-digit number below when making a payment through your bank	
124798001524183	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	8/5/2025	93	8/28/2025	503	23	410

Usage History

	Water	
August 2025	410	
August 2025	93	
June 2025	0	
June 2025	0	
May 2025	0	
April 2025	0	

Transactions		
Previous Bill		75.33
Past Due		75.33
Current Transactions		
Reclaimed		
Reclaimed	410 Thousand Gals X \$0.81	332.10
Adjustments		
Deposit Refund		-300.00 CR
Total Current Transactions		32.10
TOTAL BALANCE DUE		\$107.43

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

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

FINAL BILL

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

Two Rivers East

EPG TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33607

Account # 1247980

Customer # 01524183

Past Due 75.33

Current Transactions 32.10

Total Balance Due \$107.43

Due Date 9/15/2025

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.

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

1 1 1
14-92800

Two Rivers West

EPG TWO RIVERS I LLC

Service Address: RECLAIM METER E - COLSTRIP TRAIL

Bill Number: 22916184

Billing Date: 8/20/2025

Billing Period: 1/31/2025 to 8/5/2025

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

Account #	Customer #
1246090	01523738
Please use the 15-digit number below when making a payment through your bank	
124609001523738	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399007	1/31/2025	0	8/5/2025	105	186	105

Usage History

Water		Transactions
August 2025	105	Payment 07/14/23 -725.00 CR
		Balance Forward -725.00 CR
		Current Transactions
		Reclaimed
		Meter Set Fee 725.00
		Reclaimed 105 Thousand Gals X \$0.81 85.05
		Total Current Transactions 810.05
		TOTAL BALANCE DUE \$85.05

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Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Account #	1246090
Customer #	01523738
Balance Forward	-725.00 CR
Current Transactions	810.05

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

Two Rivers West

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

Total Balance Due	\$85.05
Due Date	9/8/2025
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.

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Board

Two Rivers East

Meeting Date:

September 09, 2025

Name	In Attendance		Paid
	Please X		
1 Carlos de la Ossa	X		\$200
2 Nick Dister	X		\$200
3 Thomas Spence			X
4 Ryan Motko	X		\$200
5 Angie Grunwald	X		\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/09/2025
Date

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Board

Two Rivers East

Meeting Date:

September 16, 2025

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	Please X		
1 Carlos de la Ossa	X		\$200
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3 Nick Dister			X
4 Ryan Motko	X		\$200
5 Angie Grunwald	X		\$200

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Approved for payment:

Jayna Cooper
District Manager Signature

09/16/2025
Date

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Two Rivers East

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September 09, 2025

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09/09/2025
Date

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Approved for payment:

Jayna Cooper
District Manager Signature

09/16/2025
Date

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

INVOICE



Two Rivers East CDD
c/o Inframark fka Meritus
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Customer	Two Rivers East CDD
Acct #	1333
Date	09/08/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 6,012.00
Payment Amount	
Payment for:	Invoice#29073 1001251008

Thank You

Please detach and return with payment



Customer: Two Rivers East CDD

Invoice	Effective	Transaction	Description	Amount
29073	10/01/2025	Renew policy	Policy #1001251008 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2025	6,012.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 6,012.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date 09/08/2025
--	--	--------------------



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

157216

DATE

8/28/2025

CUSTOMER ID

C3191

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

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: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-29-25 \$69.70	1	Ea	69.70		69.70
Postage	12	Ea	0.72		8.58
Eric Davidson 6-11-25 DNH*GODADDY : email renewals: \$479.40	1	Ea	479.40		479.40
Subtotal					557.68

Subtotal	\$557.68
Tax	\$0.00
Total Due	\$557.68

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

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Two Rivers East

Meeting Date:

September 09, 2025

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Jayna Cooper
District Manager Signature

09/09/2025
Date

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Jayna Cooper
District Manager Signature

09/09/2025
Date

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Board

Two Rivers East

Meeting Date:

September 16, 2025

Name	In Attendance		Paid
	Please X		
1 Carlos de la Ossa	X		\$200
2 Thomas Spence	X		\$200
3 Nick Dister			X
4 Ryan Motko	X		\$200
5 Angie Grunwald	X		\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/16/2025
Date

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Board

Two Rivers East

Meeting Date:

September 16, 2025

Name	In Attendance		Paid
	Please X		
1 Carlos de la Ossa	X		\$200
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5 Angie Grunwald	X		\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/16/2025
Date

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

INVOICE

BAYHEAD ECOLOGICAL
SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

jbusch@bayheadecological.com
+1 (727) 482-2480
www.bayheadecological.net



Bill to

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

Ship to

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

Invoice details

Invoice no.: 2405
Terms: Net 30
Invoice date: 09/10/2025
Due date: 10/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	C:0099EPG\ 005-Two Rivers\ Two Rivers East Hurricane Buffer Removal (Casa Fresca) 100% Complete	1	\$12,326.00	\$12,326.00
Total						\$12,326.00

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC



Coastal Outdoor

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO
Inframark - Two Rivers East Cdd
Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

Invoice Number: 2835
P.O./S.O. Number: Two Rivers East Lennar
E2 Ponds and
commons
Invoice Date: September 2, 2025
Payment Due: September 17, 2025
Amount Due (USD): **\$2,750.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Lawn maintenance Saturday and Sunday completed a last-minute request for ponds and common areas that were overgrown	1	\$2,750.00	\$2,750.00
Total:			\$2,750.00
Amount Due (USD):			\$2,750.00

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/n9u7na-pa23nm

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% FEE WILL BE APPLIED TO CREDIT CARDS.

Clarifications



Invoice

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warranted. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).



Coastal Outdoor

Coastal Outdoor Services LLC

6101 Ike Smith Rd

Plant City, Florida 33565

United States

8137756994

www.coastaloutdoorfl.com

Invoice

17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.

18. Additional requests outside the proposal require approved change orders from customers.

19. Assumption of Risk:

The Client acknowledges that there are inherent risks associated with the landscaping services, including but not limited to property damage, personal injury, or financial loss. The Client voluntarily assumes all risks and agrees to hold the Coastal outdoor harmless.

Indemnification:

The Client agrees to indemnify and hold Coastal Outdoor, its employees, agents, and subcontractors harmless from any claims, damages, losses, or expenses arising out of or in connection with the landscaping services, except for claims resulting from the Landscape Contractor's gross negligence or willful misconduct.

Insurance:

The Landscape Contractor agrees to maintain appropriate liability insurance coverage during the term of the agreement and provide proof of insurance upon request.

Limitation of Liability:

The Landscape Contractor's liability to the Client shall be limited to the amount paid by the Client for the landscaping services provided. Under no circumstances shall the Landscape Contractor be liable for any consequential, incidental, or indirect damages.

Exclusions

1 . Any work or items not specifically included are excluded.

2 . Finish grade and additional topsoil - if needed - not in proposal.

3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.

4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.

5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.

6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically if inspections are needed and additional work is needed.

7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Two Rivers East Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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

TWO RIVERS EAST

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	GENERAL	
	FUND	FUND	PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 46,530	\$ -	\$ -	\$ -	\$ -	\$ 46,530
Due From Developer		12,040				12,040
Due From Other Funds		-	6,497			6,497
Investments:						
Acq. & Const. (Offsite Project)		-	-	157		157
Acquisition & Construction Account		-	-	953		953
Reserve Fund		-	1,850,247			1,850,247
Revenue Fund		-	1,867,019			1,867,019
Prepaid Insurance	6,012		-	-		6,012
Deposits - Electric	302,591		-	-		302,591
Deposits - Water	281		-	-		281
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	\$ 367,454	\$ 3,723,763	\$ 1,110	\$ 23,004,811	\$ 25,535,000	\$ 52,632,138

TWO RIVERS EAST

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	GENERAL	
	FUND	FUND	PROJECTS	FIXED ASSETS	LONG-TERM	
			FUND	FUND	DEBT FUND	TOTAL
<u>LIABILITIES</u>						
Accounts Payable	\$ 4,212	\$ -	\$ -	\$ -	\$ -	\$ 4,212
Accounts Payable - Other	1,065	-	-	-	-	1,065
Due To Developer	302,848	-	-	-	-	302,848
Deferred Revenue	12,040	-	-	-	-	12,040
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
Due To Other Funds	6,497	-	-	-	-	6,497
TOTAL LIABILITIES	326,662	-	-	-	25,535,000	25,861,662
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Insurance	6,012	-	-	-	-	6,012
Restricted for:						
Debt Service	-	3,723,763	-	-	-	3,723,763
Capital Projects	-	-	1,110	-	-	1,110
Unassigned:	34,780	-	-	23,004,811	-	23,039,591
TOTAL FUND BALANCES	40,792	3,723,763	1,110	23,004,811	-	26,770,476
TOTAL LIABILITIES & FUND BALANCES	\$ 367,454	\$ 3,723,763	\$ 1,110	\$ 23,004,811	\$ 25,535,000	\$ 52,632,138

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 157	\$ 157	0.00%
Special Assmnts- Tax Collector	-	436	436	0.00%
Special Assmnts- CDD Collected	-	333,377	333,377	0.00%
Developer Contribution	305,625	12,132	(293,493)	3.97%
TOTAL REVENUES	305,625	346,102	40,477	113.24%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	10,600	1,400	88.33%
ProfServ - Dissemination Agent/Reporting	4,200	5,000	(800)	119.05%
ProfServ - Info Technology	600	1,079	(479)	179.83%
ProfServ - Recording Secretary	2,400	2,400	-	100.00%
Trustees Fees	6,500	4,256	2,244	65.48%
District Counsel	9,500	27,142	(17,642)	285.71%
District Engineer	9,500	15,322	(5,822)	161.28%
ProfServ - Administration	4,500	6,500	(2,000)	144.44%
Management & Accounting Services	9,000	-	9,000	0.00%
ProfServ - District Management	25,000	29,042	(4,042)	116.17%
ProfServ - Accounting Services	9,000	11,500	(2,500)	127.78%
Auditing Services	6,000	5,700	300	95.00%
Website ADA Compliance	1,800	1,570	230	87.22%
Postage, Phone, Faxes, Copies	500	25	475	5.00%
ProfServ - Rental and Leases	600	600	-	100.00%
Public Officials Insurance	2,475	2,475	-	100.00%
Legal Advertising	3,500	5,086	(1,586)	145.31%
Bank Fees	200	794	(594)	397.00%
ProfServ - Financial/Revenue Collections	1,200	2,783	(1,583)	231.92%
Meeting Expense	4,000	87	3,913	2.18%
Website Admin Services	1,200	1,222	(22)	101.83%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	114,200	133,508	(19,308)	116.91%
Utility Services				
Utility - Water	-	5,108	(5,108)	0.00%
Utility - Electric	-	2,268	(2,268)	0.00%
Total Utility Services	-	7,376	(7,376)	0.00%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Wildlife Control	6,400	-	6,400	0.00%
Landscape Maintenance - Contract	125,000	73,419	51,581	58.74%
Aquatics - Contract	38,000	4,600	33,400	12.11%
General Liability	3,025	2,725	300	90.08%
R&M-Other Landscape	9,000	44,187	(35,187)	490.97%
Total Other Physical Environment	181,425	124,931	56,494	68.86%
<u>Contingency</u>				
Misc Contingency	10,000	27,455	(17,455)	274.55%
Total Contingency	10,000	27,455	(17,455)	274.55%
TOTAL EXPENDITURES	305,625	293,270	12,355	95.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	52,832	52,832	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(12,040)		
FUND BALANCE, ENDING		\$ 40,792		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 117,499	\$ 117,499	0.00%
Special Assmnts- CDD Collected	1,845,900	3,338,849	1,492,949	180.88%
TOTAL REVENUES	1,845,900	3,456,348	1,610,448	187.24%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	370,000	370,000	-	100.00%
Interest Expense	1,475,900	1,484,919	(9,019)	100.61%
Total Debt Service	1,845,900	1,854,919	(9,019)	100.49%
TOTAL EXPENDITURES	1,845,900	1,854,919	(9,019)	100.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,601,429	1,601,429	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,122,334		
FUND BALANCE, ENDING		<u>\$ 3,723,763</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 23,625	\$ 23,625	0.00%
TOTAL REVENUES	-	23,625	23,625	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	928,834	(928,834)	0.00%
Total Construction In Progress	-	928,834	(928,834)	0.00%
TOTAL EXPENDITURES	-	928,834	(928,834)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(905,209)	(905,209)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		906,319		
FUND BALANCE, ENDING		<u>\$ 1,110</u>		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 09-25

Statement Date

09/30/2025

G/L Account No. 101001 Balance	46,529.78	Statement Balance	53,849.33
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	46,529.78	Subtotal	53,849.33
Negative Adjustments	0.00	Outstanding Checks	-7,319.55
Ending G/L Balance	46,529.78	Ending Balance	46,529.78

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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Deposits

09/03/2025	Payment	BD00046	Utility - Electric	Deposit No. BD00046	43.35	43.35	0.00
09/03/2025		JE000360	Special Assmnts- CDD Collected	Sunset Park Title CK#52359	214.70	214.70	0.00
09/03/2025		JE000360	Special Assmnts- CDD Collected	Sunset Park Title CK#52132	268.37	268.37	0.00
09/04/2025		JE000364	Special Assmnts- CDD Collected	West Bay WIRE	1,091.79	1,091.79	0.00
09/09/2025	Payment	JE000372	Special Assmnts- CDD Collected	Sunset Park Title - Ck #052459 - 37163 Sagemo	214.70	214.70	0.00
09/26/2025		JE000373	Special Assmnts- CDD Collected	Sunset Park Title - Ck #053214 - 37225 Sagemo	214.70	214.70	0.00
09/26/2025		JE000374	Special Assmnts- CDD Collected	Sunset Park Title - Ck #053247 - 37100 Sagemo	214.70	214.70	0.00
09/30/2025		JE000392	Interest - Investments	Interest Income	157.82	157.82	0.00
09/09/2025		JE000393	Special Assmnts- CDD Collected	Sunset Park Title - Ck #052626 - 09/05/2025 - 36	268.37	268.37	0.00
09/09/2025		JE000394	Special Assmnts- CDD Collected	Sunset Park Title - Ck #052403 - 08/29/2025 - 37	268.37	268.37	0.00
Total Deposits					2,956.87	2,956.87	0.00

Checks

08/20/2025	Payment	1246	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
08/27/2025	Payment	1247	DOWN TO EARTH	Check for Vendor V00040	-4,949.84	-4,949.84	0.00
08/27/2025	Payment	1248	PASCO COUNTY UTILITIES	Check for Vendor V00042	-277.70	-277.70	0.00
08/27/2025	Payment	1249	STRALEY ROBIN VERICKER	Check for Vendor V00005	-2,975.50	-2,975.50	0.00
09/02/2025	Payment	1250	PASCO COUNTY UTILITIES	Check for Vendor V00042	-1,076.79	-1,076.79	0.00
09/02/2025	Payment	1251	STANTEC CONSULTING SERVICES	Check for Vendor V00019	-5,401.75	-5,401.75	0.00
09/04/2025		JE000364	Special Assmnts- CDD Collected	West Bay WIRE	-1,091.79	-1,091.79	0.00
09/11/2025	Payment	1252	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075

Statement No. 09-25

Statement Date

09/30/2025

09/11/2025	Payment	1253	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
09/11/2025	Payment	1255	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
09/17/2025	Payment	1256	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
			BAYHEAD				
09/17/2025	Payment	1257	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00045	-12,326.00	-12,326.00	0.00
09/17/2025	Payment	1258	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
09/17/2025	Payment	1259	COASTAL OUTDOOR SERVICES, LLC.	Check for Vendor V00047	-2,750.00	-2,750.00	0.00
09/17/2025	Payment	1260	DOWN TO EARTH	Check for Vendor V00040	-21,641.44	-21,641.44	0.00
09/17/2025	Payment	1261	EGIS INSURANCE	Check for Vendor V00013	-6,012.00	-6,012.00	0.00
09/17/2025	Payment	1262	INFRAMARK LLC	Check for Vendor V00003	-6,499.35	-6,499.35	0.00
09/17/2025	Payment	1265	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
09/22/2025		JE000391	Bank Fees	Bank Fees	-262.33	-262.33	0.00
Total Checks					-66,664.49	-66,664.49	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/30/2025	Payment	1234	INFRAMARK LLC	Check for Vendor V00003	-1.38
08/14/2025	Payment	1241	INFRAMARK LLC	Check for Vendor V00003	-5,941.67
09/11/2025	Payment	1254	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00
09/17/2025	Payment	1264	RYAN MOTKO	Check for Vendor V00009	-200.00
09/29/2025	Payment	1266	STRALEY ROBIN VERICKER	Check for Vendor V00005	-976.50
Total Outstanding Checks					-7,319.55

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST
Payment Register by Fund
For the Period from 09/01/2025 to 09/30/2025
(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	1250	09/02/25	V00042	PASCO COUNTY UTILITIES	22916193	WATER 07/28/25-08/11/25	WATER	543018-53600	\$221.79
001	1250	09/02/25	V00042	PASCO COUNTY UTILITIES	22916192	WATER 07/30/25-08/05/25	WATER	543018-53600	\$214.62
001	1250	09/02/25	V00042	PASCO COUNTY UTILITIES	22917864	WATER 07/07/25-08/05/25	WATER	543018-53600	\$166.86
001	1250	09/02/25	V00042	PASCO COUNTY UTILITIES	22916302	WATER 07/07/25-08/05/25	WATER	543018-53600	\$26.73
001	1250	09/02/25	V00042	PASCO COUNTY UTILITIES	22916190	WATER 07/25/25-08/05/25	WATER	543018-53600	\$264.03
001	1250	09/02/25	V00042	PASCO COUNTY UTILITIES	082025-7980	WATER 06/19/25-08/05/25	WATER	543018-53600	\$75.33
001	1250	09/02/25	V00042	PASCO COUNTY UTILITIES	23009648	SERVICE 08/25/25 - 08/28/25	SERVICE 08/05/25 - 08/28/25	543018-53150	\$107.43
001	1251	09/02/25	V00019	STANTEC CONSULTING SERVICES	2442492	DISTRICT ENGINEER	District Engineer	531147-51301	\$5,401.75
001	1252	09/11/25	V00038	ANGIE GRUNWALD	AG-090925	BOARD 9/9/25	Supervisor Fees	511100-51101	\$200.00
001	1253	09/11/25	V00014	CARLOS DE LA OSSA	CO-090925	BOARD 9/9/25	Supervisor Fees	511100-51101	\$200.00
001	1254	09/11/25	V00008	NICHOLAS J. DISTER	ND-090925	BOARD 9/9/25	Supervisor Fees	511100-51101	\$200.00
001	1255	09/11/25	V00009	RYAN MOTKO	RM-090925	BOARD 9/9/25	Supervisor Fees	511100-51101	\$200.00
001	1256	09/17/25	V00038	ANGIE GRUNWALD	AG-091625	BOARD 9/16/25	Supervisor Fees	511100-51101	\$200.00
001	1257	09/17/25	V00045	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2405	HURRICANE BUFFER REMOVAL	R&M-Other Landscape	546036-53908	\$12,326.00
001	1258	09/17/25	V00014	CARLOS DE LA OSSA	CO-091625	BOARD 9/16/25	Supervisor Fees	511100-51101	\$200.00
001	1259	09/17/25	V00047	COASTAL OUTDOOR SERVICES, LLC.	2835	LAWN MAINTENANCE	R&M-Other Landscape	546036-53908	\$2,750.00
001	1260	09/17/25	V00040	DOWN TO EARTH	152922	ROADWAY ROUGH CUTTING CONTRACT	Landscape Maintenance - Contract	534050-53908	\$21,641.44
001	1261	09/17/25	V00013	EGIS INSURANCE	29073	INSURANCE POLICY #1001251008	INSURANCE	155100-51301	\$6,012.00
001	1262	09/17/25	V00003	INFRAMARK LLC	157216	MAIL NOTICES, POSTAGE, EMAIL RENEWALS	MAIL NOTICES, POSTAGE	541024-51301	\$78.28
001	1262	09/17/25	V00003	INFRAMARK LLC	157216	MAIL NOTICES, POSTAGE, EMAIL RENEWALS	EMAIL RENEWALS	531020-51301	\$479.40
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	ADMIN SVCS	531148-51301	\$375.00
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MGMT	531150-51301	\$2,083.33
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	TECH/DATA STORAGE	531020-51301	\$50.00
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	WEBSITE ADMIN	549936-51301	\$100.00
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	DISSEMINATION SERVICES	531142-51301	\$416.67
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	FIELD SERVICES	531150-51301	\$1,000.00
001	1262	09/17/25	V00003	INFRAMARK LLC	158197	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1264	09/17/25	V00009	RYAN MOTKO	RM-091625	BOARD 9/16/25	Supervisor Fees	511100-51101	\$200.00
001	1265	09/17/25	V00011	THOMAS R. SPENCE	TS-091625	BOARD 9/16/25	Supervisor Fees	511100-51101	\$200.00
001	1266	09/29/25	V00005	STRALEY ROBIN VERICKER	27135	DISTRICT COUNSEL THROUGH 08/31/25	District Counsel	531146-51401	\$976.50

Fund Total **\$58,283.83**

Total Checks Paid **\$58,283.83**

Addendum #5 to the Landscape Maintenance Services Agreement

This Addendum #5 to the Master Landscape Maintenance Services Agreement dated May 20, 2025 (this “**Addendum #5**”) is made and entered into as of September 29, 2025, by and between the **Two Rivers East Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, an Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated May 20, 2025 along with the Addendum #1 to the Landscape Maintenance Services Agreement dated July 1, 2025, and Addendum #2 to the Landscape Maintenance Services Agreement dated July 31, 2025, (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted proposals for such additional services, relevant portions of which include maintenance maps of the additional areas, which are attached and incorporated into this Addendum #5 as **Exhibit A**. The District and the Contractor each has the authority to execute this Addendum #5 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #5 so that this Addendum #5 constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #5.
2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional common areas as described and depicted in Exhibit A. Contractor shall provide all labor and equipment necessary for these services.
3. **Compensation for Additional Services**. Contractor shall perform the additional services for a total additional amount of Four Thousand Three Hundred Eighty Dollars and Six Cents (**\$4,380.06**) per month.
 - a. Entrances (56 + 301) – Lawncare Maintenance, Irrigation Inspection, and Fertilization/Pest Control = \$3,015.08 per Month
 - b. Meritage Additions – Lawncare Maintenance = \$1,364.98 per Month
4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #5 effective as of the date written above.

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

DocuSigned by:
By: 
30E7E0170E534AF
Name: Tom Lazzaro
Title: CEO

**Two Rivers East
Community Development District**

Signed by:

CC0CB254E705481...
Carlos de la Ossa
Chair of the Board of Supervisors



Landscape Maintenance

Attn: **Two Rivers East**
SR 56 & Lodge Grass Blvd
Zephyrhills, FL 33541

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

Two Rivers East – Entrances (56 + 301)

Landscape Maintenance Summary

LawnCare Maintenance		\$ 27,405.00	Annually
Irrigation Inspection		\$ 998.40	Annually
Fertilization/Pest Control		\$ 7,777.50	Annually

Grand Total Annually	\$ 36,180.90
Grand Total Monthly	\$ 3,015.08

Exhibit A
 Page 1 of 5

Scope Calendar

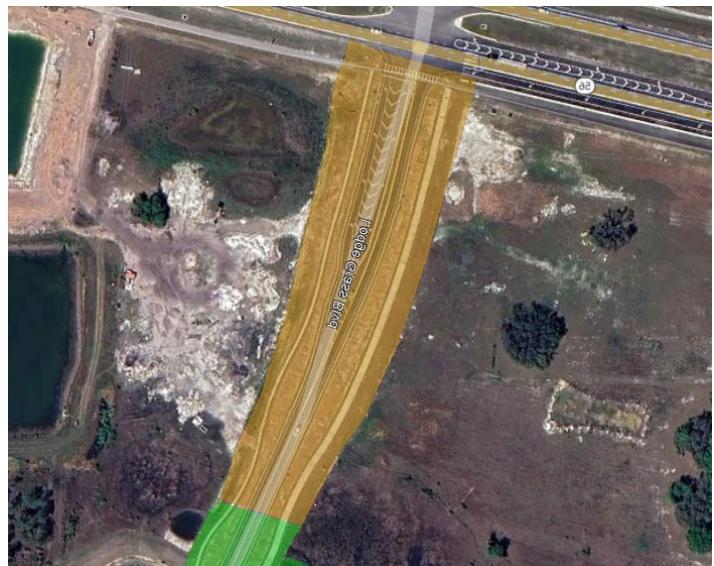
TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓		✓		✓		✓		6
Pre-emergent Weed Control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

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

56



301



Two Rivers East Entrances (301 + 56)

Blue and Green already included



Landscape Maintenance

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

Submitted By: **SSS Down to Earth Opcos LLC (DTE)**

Two Rivers East – Meritage Additions

Landscape Maintenance Summary

Lawncare Maintenance		\$ 16,379.82	Annually
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Grand Total Annually	\$ 16,379.82
Grand Total Monthly	\$ 1,364.98

Exhibit A
Page 4 of 5

Scope Calendar

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

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



Two Rivers East – Meritage Additions



TWO RIVERS EAST CDD

FIELD INSPECTION- DOWN TO EARTH

Tuesday, September 30, 2025 Prepared
For Board Of Supervisors

8 Items Identified

Arturo Gendarilla

DISTRICT FIELD COORDINATOR

Completed
Not completed/ No Response
Monitoring/Scheduled

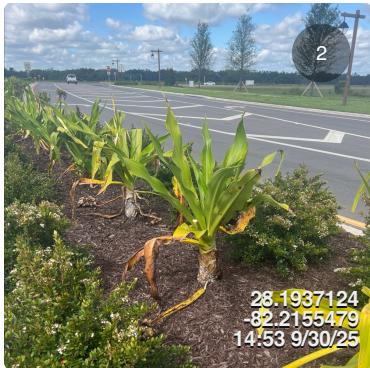
**Next Fert application is
scheduled for this month of
October.**

Item 1- Lodge Grass Blvd

Due By: Wednesday, October 15, 2025

Assigned To: Down To Earth

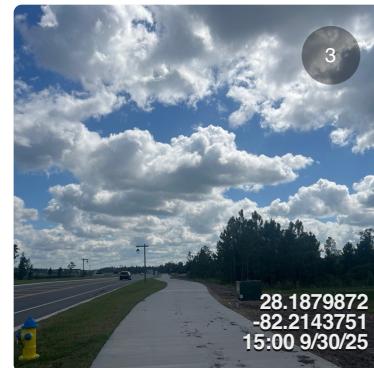
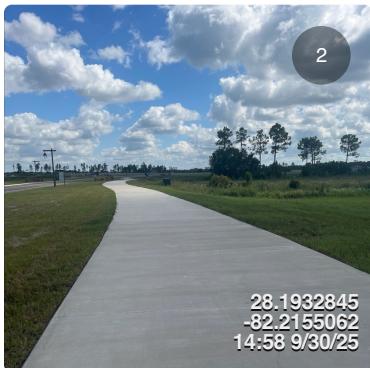
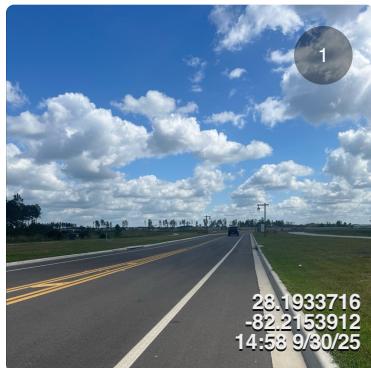
The landscape beds at the entrance of Two Rivers East, off State Road 56 (SR56), contain a significant amount of weeds that need to be hand-pulled, burned out, and treated with weed control. In addition, please remove any dead plant material



Item 2- Lodge Grass Blvd

Assigned To: Down To Earth

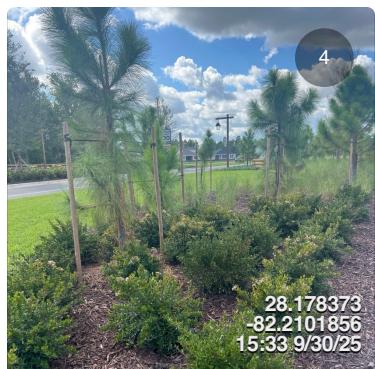
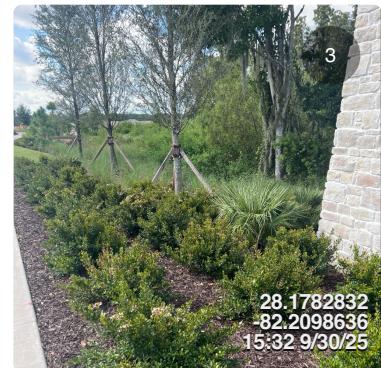
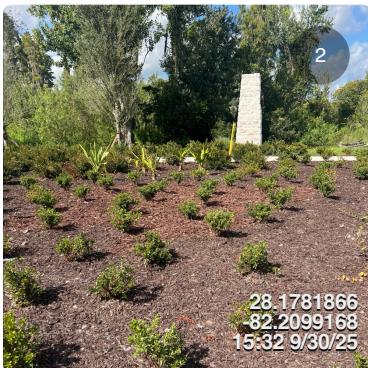
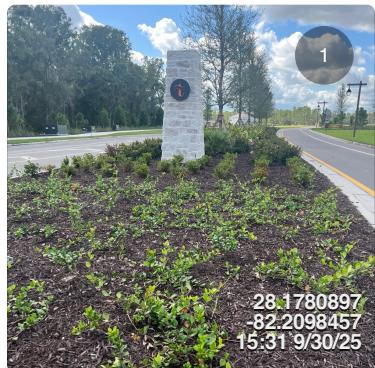
Driving south on Lodge Grass Blvd toward US-301, the Bahia grass areas are being well-maintained through regular mowing. The roadways and sidewalks are neatly edged and blown off, and the overall appearance of the community is being kept in good condition despite ongoing construction.



Item 3- Lodge Grass Blvd

Assigned To: Down To Earth

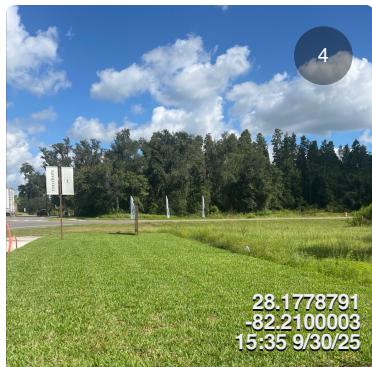
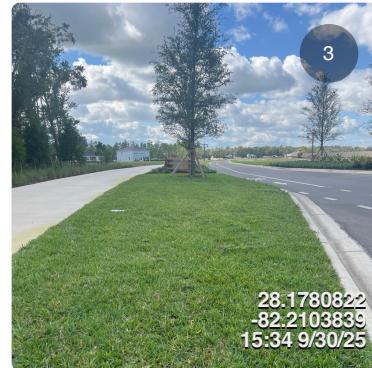
The plant material located at the entrance of US-301 and Lodge Grass Blvd is overall in good condition. The plants appear green and healthy.



Item 4- Lodge Grass Blvd

Assigned To: Down To Earth

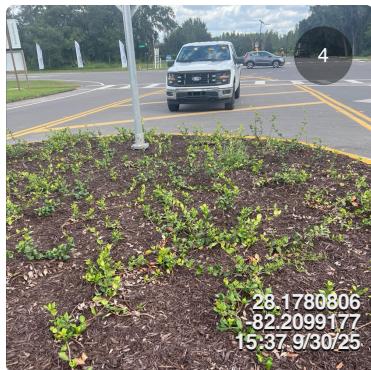
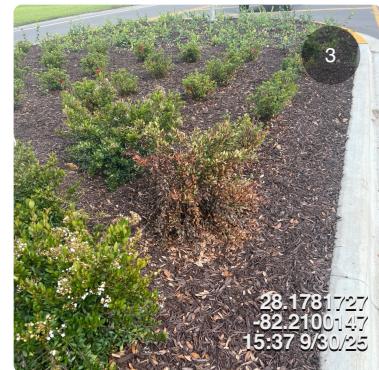
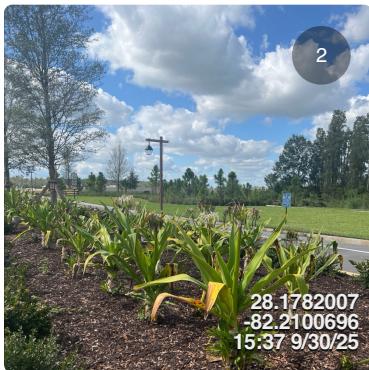
The turf located at the entrance of U.S. 301 onto Lodge Grass Blvd shows good fertility. The grass is healthy and well-maintained.



Item 5- Lodge Grass Blvd

Assigned To: Down To Earth

The plant material and landscape beds at the entrance of U.S. 301 and Lodge Grass Blvd have some weeds that need to be removed and treated with weed control where applicable. We will also continue to monitor the plants in the center island, as they are turning brown but showing new growth at the base. In addition, the Confederate Jasmine contains weeds that need to be removed.

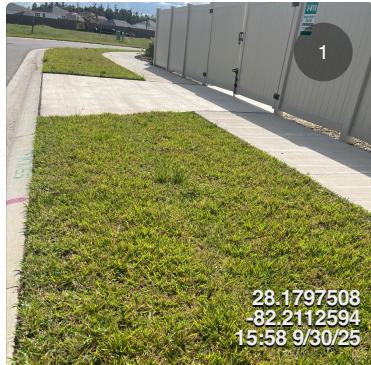


Item 6- Lift Station

Due By: Wednesday, October 15, 2025

Assigned To: Down To Earth

The turf around the lift station on Brekey way has lots of weeds that need to be treated.



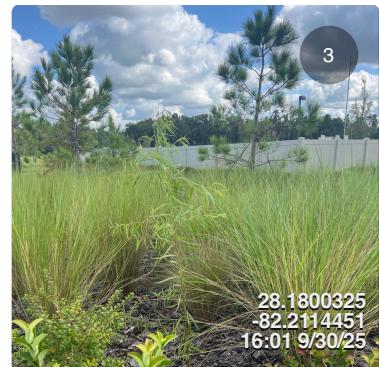
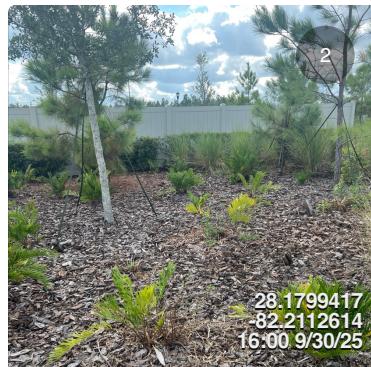
Next treatment is in this month of october

Item 7- Brekey Way

Due By: Wednesday, October 15, 2025

Assigned To: Down To Earth

The landscape beds around the lift station show the presence of weeds and need to be soft-edged to provide clear separation between the grass and mulch. There is also a tall weed in one of the beds that needs to be removed. While some beds have been soft-edged, there are still runners present that also need to be addressed.



Item 8- Brekey Way

Due By: Wednesday, October 15, 2025

Assigned To: Down To Earth

The St. Augustine turf at the pocket park contains numerous weeds that need to be treated to improve its appearance. Additionally, the turf's fertility should be addressed to promote healthier growth.

