

*Two Rivers East
Community Development
District*

February 17, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6

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2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager

Regular Meeting Agenda

Tuesday, February 17, 2026, at 11:00 a.m.

The Regular Meeting of Two Rivers East Community Development District will be held on **February 17, 2026, 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 Inframark 1st Amendment Onsite Staff Agreement
4. **CONSENT AGENDA**
 - A. Approval of the Regular Meeting Minutes of January 20, 2026
 - B. Consideration of the Operation and Maintenance Expenditures January 2026
 - C. Acceptance of the Financials and Approval of the Check Register for January 2026
 - D. Ratification of Kings Power Washing Services Proposal 10233
 - E. Ratification of Kings Power Washing Services Proposal 1214
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - C. District Engineer
6. **BOARD MEMBERS COMMENTS**
7. **ADJOURNMENT**

**FIRST AMENDMENT TO THE MANAGEMENT
SERVICES MASTER AGREEMENT BETWEEN
TWO RIVERS EAST CDD AND INFRAMARK, LLC**

THIS AMENDMENT is entered into and effective on April 1, 2026, as set forth by and between Two Rivers East CDD (“District”) and Inframark, LLC (“Service Company”)

WHEREAS, Service Company and District entered into a management services contract on November 1, 2022 (the “Agreement”), where Service Company would provide district management services to the District, and

WHEREAS the Service Company and District now wish to amend the Agreement by adding part-time onsite staff and adjusting the compensation; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The scope of services set forth in Schedule A, Section I.1 of the Agreement is hereby amended to include a part-time dedicated staff member from Service Company assigned for 20 hours weekly to perform the event services as set forth in Section I of Schedule A to the District.
2. The District shall pay Service Company an additional \$40,000.00 annually for the dedicated part-time staff as set forth in Section 1 of this First Amendment, which shall be paid in equal monthly installments of \$3,333.33. Service Company shall provide monthly invoices to the District and District shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the Service Company will be adjusted annually in budget to reflect wage and cost of living increases for staff.
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this 17th day of February 2026.

Inframark, LLC

Two Rivers East CDD

By: _____

By: _____

Name: Chris Tarase

Name: _____

(Print)

(Print)

Title: President

Title: Chairperson

- 40 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 41 **A. Approval of the Regular Meeting Minutes December 16, 2025**
- 42 **B. Consideration of the Operation and Maintenance Expenditures December 2025**
- 43 **C. Acceptance of the Financials and Approval of the Check Register for December 2025**
- 44 **D. Ratification of Meritage Homes Encroachment Agreement**
- 45 **E. Ratification of Down to Earth Landscape & Irrigation Proposal # 136520**

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

- 50 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 51 **A. District Counsel**
- 52 **B. District Manager**
- 53 There being no reports, the next item followed.
- 54 **i. Community Inspection Report**
- 55 The Community Inspection Report was presented, a copy of which was included in the
- 56 agenda package. Mr. Gandarilla provided updates/pending and completed items.
- 57 **C. District Engineer**
- 58 There being no reports, the next order of business followed.

- 60 **SIXTH ORDER OF BUSINESS** **Board Members' Comments**
- 61 There being none, the next order of business followed.

- 63 **SEVENTH ORDER OF BUSINESS** **Adjournment**
- 64 There being no further business,

66 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in
 67 favor, the meeting was adjourned at 11:36 a.m. 5-0

71 72 Jayna Cooper/Rollamay Turkoane 73 District Manager	Carlos de la Ossa Chairperson
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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	1/5/2026	163829	\$33,690.21			LANDSCAPE CONTRACT
INFRAMARK LLC	1/2/2026	167825	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167825	\$375.00			ADMINISTRATION
INFRAMARK LLC	1/2/2026	167825	\$250.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	1/2/2026	167825	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	1/2/2026	167825	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167825	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	1/2/2026	167825	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	1/2/2026	167825	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	1/2/2026	167825	\$50.00			RENTAL & LEASES
INFRAMARK LLC	1/2/2026	167825	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	1/2/2026	167825	\$100.00	\$5,941.67		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/20/2026	169083	\$8.88		\$5,950.55	POSTAGE
SITEX AQUATICS LLC	1/1/2026	10616-B	\$2,181.00			AQUATIC MAINTENANCE
STRALEY ROBIN VERICKER	1/14/2026	27812	\$3,757.50			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$45,579.26			
Variable Contract						
PASCO COUNTY UTILITIES	1/21/2026	23804951	\$36.40			WATER
Variable Contract Subtotal			\$36.40			
Utilities						
PASCO COUNTY UTILITIES	1/21/2026	23811126	\$977.68			WATER
PASCO COUNTY UTILITIES	1/21/2026	23806666	\$290.48			WATER
PASCO COUNTY UTILITIES	1/21/2026	23806068	\$168.82			SERVICE 12/05/25 - 01/07/26
PASCO COUNTY UTILITIES	1/21/2026	23806665	\$449.25			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805685	\$326.23			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805060	\$232.10			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805681	\$364.00			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805059	\$560.15			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804950	\$597.92			WATER

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	1/21/2026	23804948	\$21.61		\$4,024.64	WATER
PASCO COUNTY UTILITIES	1/21/2026	23804947	\$12.93			WATER
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	1/14/2026	011426-2383295	\$49.40			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	1/14/2026	011426-2383285	\$62.38			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	1/14/2026	011426-2383287	\$57.59			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	1/14/2026	011426-2346579	\$2,704.61			STREETLIGHTS
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	1/14/2026	011426-2383281	\$46.10		\$2,920.08	ELECTRIC
Utilities Subtotal			\$6,921.25			
Regular Services						
ANGIE GRUNWALD	1/20/2026	AG-012026	\$200.00			BOARD 01/20/26
CARLOS DE LA OSSA	1/20/2026	CO-012026	\$200.00			BOARD 01/20/26
DOWN TO EARTH	12/26/2025	162941	\$350.05			IRRIGATION REPAIRS
NICHOLAS J. DISTER	1/20/2026	ND-012026	\$200.00			BOARD 01/20/26
RYAN MOTKO	1/20/2026	RM-012026	\$200.00			BOARD 01/20/26
THOMAS R. SPENCE	1/20/2026	TS-012026	\$200.00			BOARD 01/20/26
Regular Services Subtotal			\$1,350.05			
Additional Services						
KINGS POWER WASHING SERVICES DBA	1/16/2026	1214	\$570.50			PRESSURE WASHING SIDEWALKS
TWO RIVERS EAST	1/8/2026	01082026-0108	\$32.33			SERIES 2023 FY26 DS
TWO RIVERS EAST	1/9/2026	01092026-0109	\$21,628.96		\$21,661.29	SERIES 2023 FY26 DS
Additional Services Subtotal			\$22,231.79			
TOTAL			\$76,118.75			

Down to Earth Landscape & Irrigation

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



Invoice: #163829

January 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Project/Job

Two Rivers East Roadway Rough Cutting Contract (2026)
Estimate # 134878

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)				\$33,690.21
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 7/1/25				\$9,855.71
LCR003: Additional Areas - Start 8/11/25				\$5,879.77
LCR003: Entrances and Meritage Additions - Start 10/1/25				\$4,380.06
LCR003: Additional Services - Start 10/1/25				\$5,970.90
LCR003: F2 Ph1 Casa Fresca - Start 12/1/25				\$1,697.81

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$33,690.21
Sales Tax	\$0.00
Total	\$33,690.21
Credits/Payments	(\$0.00)
Balance Due	\$33,690.21

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/>.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167825

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C3191

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	250.00		250.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Services	1	Ea	1,000.00		1,000.00
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
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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169083

DATE

1/20/2026

BILL TO

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

CUSTOMER ID

C3191

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	0.74		8.88
Subtotal					8.88

Subtotal	\$8.88
Tax	\$0.00
Total Due	\$8.88

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, Fl 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10616-b	01/01/2026	\$2,181.00	01/31/2026	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



4256 1 1
 14-92800

TWO RIVERS EAST CDD
 Service Address: **BREKEY WAY RECLAIM 1-1/2 INCH #2**
 Bill Number: 23804951
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1246270	01554184
Please use the 15-digit number below when making a payment through your bank	
124627001554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607004	12/5/2025	0	1/6/2026	0	32	0

Usage History

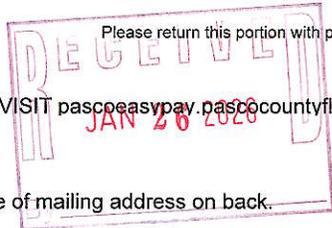
	Reclaimed
January 2026	0
December 2025	0

Transactions

Previous Bill	364.00
Payment 01/14/26	-364.00 CR
Balance Forward	0.00
Current Transactions	
Adjustments	
Late Payment Charge	36.40
Total Current Transactions	36.40
TOTAL BALANCE DUE	\$36.40



TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net



Please return this portion with payment

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

Account # 1246270
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 36.40

Total Balance Due	\$36.40
Due Date	2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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015541846124627082380495100000036403



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 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285



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

4267 1 1
 14-92800

TWO RIVERS EAST CDD

Service Address: **34658 VERDURE LANE**

Bill Number: 23811126

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1323220	01554184
Please use the 15-digit number below when making a payment through your bank	
132322001554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579048	12/5/2025	0	1/6/2026	968	32	968

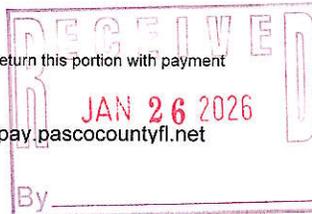
Usage History
 Reclaimed
 January 2026 968

Transactions

Current Transactions	
Reclaimed	
Reclaimed	968 Thousand Gals X \$1.01 977.68
Total Current Transactions	977.68
TOTAL BALANCE DUE	\$977.68



Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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Account # 1323220
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 977.68

Total Balance Due	\$977.68
Due Date	2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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 DADE CITY (352) 521-4285

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



4265 1 1
 14-92800

TWO RIVERS EAST CDD

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

Bill Number: 23806666
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1301525	01554184
Please use the 15-digit number below when making a payment through your bank	
130152501554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	12/5/2025	1642	1/6/2026	1906	32	264

Usage History

	Reclaimed
January 2026	264
December 2025	236
November 2025	178
October 2025	115
September 2025	157
August 2025	206
July 2025	173
June 2025	212
May 2025	365

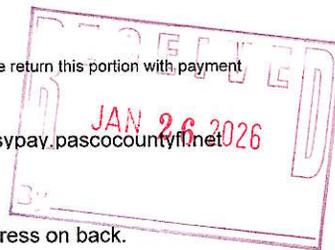
Transactions

Previous Bill	256.34
Payment 01/14/26	-256.34 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	264 Thousand Gals X \$1.01 266.64
Adjustments	
Late Payment Charge	23.84
Total Current Transactions	290.48
TOTAL BALANCE DUE	\$290.48



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net



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

Account # 1301525
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 290.48

Total Balance Due	\$290.48
Due Date	2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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015541846130152552380666650000290485



PASCO COUNTY UTILITIES
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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

EPG TWO RIVERS LLC

Two Rivers East

Service Address: 1745 LODGE GRASS BOULEVARD

Bill Number: 23806068

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/7/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220823069	12/5/2025	44	1/6/2026	50	32	6
Irrig Potable	232051614	12/5/2025	0	1/6/2026	8	32	8
		12/5/2025		1/7/2026		33	

	Usage History		
	Water	Reclaimed	
January 2026	6	0	8
December 2025	15	0	0
November 2025	9	0	0
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		447.47
Payment 01/06/26		-447.47 CR
Balance Forward		0.00
Current Transactions		
Water		
Water Base Charge		63.99
Water Tier 1	6.0 Thousand Gals X \$2.18	13.08
Irrigation		
Water Base Charge		63.99
Water Tier 1	8.0 Thousand Gals X \$3.47	27.76
Total Current Transactions		168.82
TOTAL BALANCE DUE		\$168.82

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 1285610
 Customer # 01541133
 Balance Forward 0.00
 Current Transactions 168.82

Total Balance Due	\$168.82
Due Date	2/9/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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

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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

4264 1 1
 14-92800

TWO RIVERS EAST CDD

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

Bill Number: 23806665
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1301450	01554184
Please use the 15-digit number below when making a payment through your bank	
130145001554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	12/5/2025	2840	1/6/2026	3262	32	422

Usage History

	Reclaimed
January 2026	422
December 2025	228
November 2025	2610
October 2025	2

Transactions

Previous Bill	493.89
Payment 01/14/26	-493.89 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	422 Thousand Gals X \$1.01 426.22
Adjustments	
Late Payment Charge	23.03
Total Current Transactions	449.25
TOTAL BALANCE DUE	\$449.25



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	1301450
Customer #	01554184
Balance Forward	0.00
Current Transactions	449.25
Total Balance Due	\$449.25
Due Date	2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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015541846130145002380666580000449250



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4263 1 1
 14-92800

TWO RIVERS EAST CDD

Service Address: **RECLAIM SERVICE 2 INCH #2 OF 2**

Bill Number: 23805685

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1269695	01554184
Please use the 15-digit number below when making a payment through your bank	
126969501554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579111	12/5/2025	44	1/6/2026	367	32	323

Usage History
 Reclaimed

January 2026
 December 2025

323
 44

Transactions

Previous Bill	589.44
Payment 01/14/26	-589.44 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	323 Thousand Gals X \$1.01 326.23
Total Current Transactions	326.23
TOTAL BALANCE DUE	\$326.23

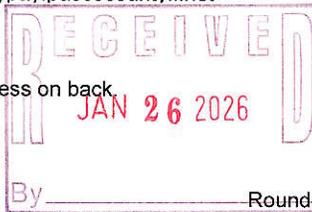
*Past due balance is delinquent and subject to further fees and immediate disconnect.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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Account # 1269695
 Customer # 01554184
 Past Due 0.00
 Current Transactions 326.23

Total Balance Due	\$326.23
Due Date	2/9/2026

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

By _____	Round-Up Donations to Charity	
	Amount Enclosed	

Check this box to participate in Round-Up.

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

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015541846126969562380568570000326238



PASCO COUNTY UTILITIES
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 DADE CITY (352) 521-4285



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 Pay By Phone: 1-855-786-5344

4258 1 1
 14-92800

TWO RIVERS EAST CDD

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

Bill Number: 23805060
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1247980	01554184
Please use the 15-digit number below when making a payment through your bank	
124798001554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	12/5/2025	1494	1/6/2026	1703	32	209

Usage History

	Reclaimed
January 2026	209
December 2025	208
November 2025	257
October 2025	407
September 2025	119

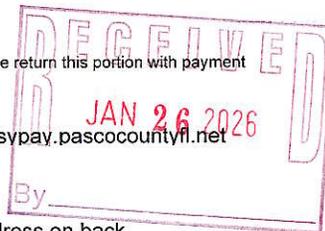
Transactions

Previous Bill	236.04
Payment 01/14/26	-236.04 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	209 Thousand Gals X \$1.01 211.09
Adjustments	
Late Payment Charge	21.01
Total Current Transactions	232.10
TOTAL BALANCE DUE	\$232.10



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net



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

Account # 1247980
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 232.10

Total Balance Due	\$232.10
Due Date	2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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015541846124798092380506020000232104



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4260 1 1
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TWO RIVERS EAST CDD
 Service Address: **36444 STEEPLE SPRINGS LANE RECLAIM 1-1/2 INCH**
 Bill Number: 23805681
 Billing Date: 1/21/2026
 Billing Period: 1/5/2026 to 1/6/2026

Account #	Customer #
1269565	01554184
Please use the 15-digit number below when making a payment through your bank	
126956501554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607011	1/5/2026	232	1/6/2026	232	1	0

Usage History
 Reclaimed
 January 2026 0

Transactions

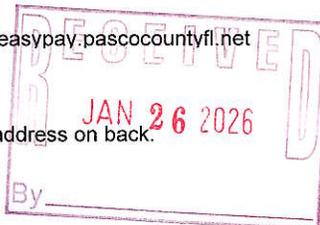
Current Transactions	
Adjustments	
Deposit Owing	300.00
Turn On Next Day Activation Fee	64.00
Total Current Transactions	364.00
TOTAL BALANCE DUE	\$364.00



Please return this portion with payment

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Account # 1269565
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 364.00

Total Balance Due	\$364.00
Due Date	2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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4257 1 1
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TWO RIVERS EAST CDD

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

Bill Number: 23805059
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	12/5/2025	2022	1/6/2026	2538	32	516

Usage History

	Reclaimed
January 2026	516
December 2025	386
November 2025	183
October 2025	445
September 2025	965
August 2025	33
July 2025	10
June 2025	0

Transactions

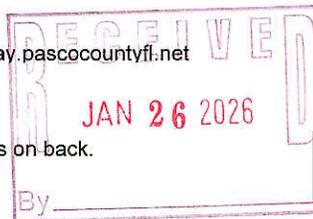
Previous Bill	408.34
Payment 01/14/26	-408.34 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	516 Thousand Gals X \$1.01 521.16
Adjustments	
Late Payment Charge	38.99
Total Current Transactions	560.15
TOTAL BALANCE DUE	\$560.15



Please return this portion with payment

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Account # 1247975
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 560.15

Total Balance Due \$560.15
Due Date 2/9/2026

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 SUITE 300 CIRCLE
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4255 1 1
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TWO RIVERS EAST CDD

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

Bill Number: 23804950

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1246260	01554184
Please use the 15-digit number below when making a payment through your bank	
124626001554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579109	12/5/2025	1155	1/6/2026	1747	32	592

Usage History

	Reclaimed
January 2026	592
December 2025	1095

Transactions

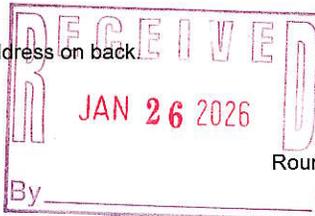
Previous Bill	1,650.95
Payment 01/14/26	-1,650.95 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	592 Thousand Gals X \$1.01 597.92
Total Current Transactions	597.92
TOTAL BALANCE DUE	\$597.92



Please return this portion with payment

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Account # 1246260
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 597.92

Total Balance Due	\$597.92
Due Date	2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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4253 1 1
 14-92800

TWO RIVERS EAST CDD

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

Bill Number: 23804948

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1246155	01554184
Please use the 15-digit number below when making a payment through your bank	
124615501554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	12/5/2025	299	1/6/2026	319	32	20

Usage History

	Reclaimed
January 2026	20
December 2025	14
November 2025	18
October 2025	23
September 2025	13
August 2025	2

Transactions

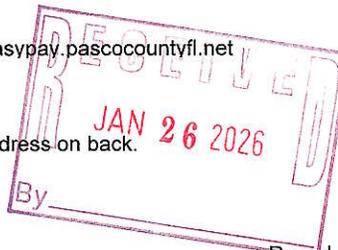
Previous Bill	15.96
Payment 01/14/26	-15.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$1.01 20.20
Adjustments	
Late Payment Charge	1.41
Total Current Transactions	21.61
TOTAL BALANCE DUE	\$21.61



Please return this portion with payment

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Account # 1246155
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 21.61

Total Balance Due \$21.61
Due Date 2/9/2026

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 SUITE 300 CIRCLE
 TAMPA FL 33607-6008

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4252 1 1
 14-92800

TWO RIVERS EAST CDD

Service Address: **1926 COOLRIDGE PLACE RECLAIM METER**

Bill Number: 23804947

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1246145	01554184
Please use the 15-digit number below when making a payment through your bank	
124614501554184	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609336	12/5/2025	445	1/6/2026	452	32	7

Usage History

	Reclaimed
January 2026	7
December 2025	58
November 2025	69
October 2025	89
September 2025	102
August 2025	63

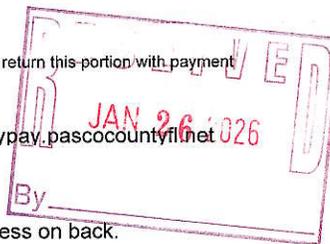
Transactions

Previous Bill	65.55
Payment 01/14/26	-65.55 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$1.01 7.07
Adjustments	
Late Payment Charge	5.86
Total Current Transactions	12.93
TOTAL BALANCE DUE	\$12.93



Please return this portion with payment

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Account #	1246145
Customer #	01554184
Balance Forward	0.00
Current Transactions	12.93

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

Total Balance Due \$12.93
Due Date 2/9/2026

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 SUITE 300 CIRCLE
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015541846124614592380494790000012935

Account Number **2383295** Cycle 08
 Meter Number 366548578
 Customer Number 20179890
 Customer Name TWO RIVERS EAST CDD

Bill Date 01/14/2026
 Amount Due 49.40
 Current Charges Due 02/05/2026

District Office Serving You
 One Pasco Center

Service Address 2419 BENDER DR
 Service Description LANDSCAPE LIGHTS & IRRIGATION
 Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE						
Date	From Reading	To Date	Reading	Multiplier	Dem. Reading	kWh Used
12/03		01/09	53			53

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	37	1
Dec 2025	0	0

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 0.00
 Payment 0.00
 Balance Forward 0.00

Customer Charge
 Energy Charge 53 KWH @ 0.06090 39.16
 Fuel Adjustment 53 KWH @ 0.04200 3.23
 FL Gross Receipts Tax 2.23
 State Tax 1.14
 Pasco County Tax 3.18
 0.46

Total Current Charges 49.40
 Total Due 49.40
 Please Pay 49.40

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

See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

District: OP08

Use above space for address change ONLY.

2383295 OP08
 TWO RIVERS EAST CDD
 2005 PAN AM CIR STE 300
 ROCKY POINT FL 33607-6008

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

Current Charges Due Date	02/05/2026
TOTAL CHARGES DUE	49.40
Total Charges Due After Due Date	54.40

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2383285** Cycle 08
Meter Number 366548404
Customer Number 20179890
Customer Name TWO RIVERS EAST CDD

Bill Date **01/14/2026**
Amount Due **62.38**
Current Charges Due **02/05/2026**

District Office Serving You
One Pasco Center

Service Address 36427 STEEPLE SPRINGS LN
Service Description LANDSCAPE LIGHTS & IRRIGATION
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE						
Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	kWh Used
12/04		01/09	167			167

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	36	5
Dec 2025	0	0

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 0.00
Payment 0.00
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 167 KWH @ 0.06090 10.17
Fuel Adjustment 167 KWH @ 0.04200 7.01
FL Gross Receipts Tax 1.44
State Tax 4.02
Pasco County Tax 0.58

Total Current Charges 62.38
Total Due 62.38
Please Pay

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

District: OP08

Use above space for address change ONLY.

2383285 OP08
TWO RIVERS EAST CDD
2005 PAN AM CIR STE 300
ROCKY POINT FL 33607-6008

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

Current Charges Due Date	02/05/2026
TOTAL CHARGES DUE	62.38
Total Charges Due After Due Date	67.38

0002383285000000623800000673804

Account Number **2383287** Cycle **08**
 Meter Number 366548435
 Customer Number 20179890
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **01/14/2026**
 Amount Due **57.59**
 Current Charges Due **02/05/2026**

District Office Serving You
One Pasco Center

Service Address 2469 BENDER DR
 Service Description LANDSCAPE LIGHTS & IRRIGATION
 Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE									
From	Date		To	Date		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading		Date	Reading					
12/04			01/09	125					125

Comparative Usage Information

Period	Days	Per Day	Average kWh
Jan 2026	36	3	
Dec 2025	0	0	

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.

Previous Balance 0.00
 Payment 0.00
 Balance Forward 0.00



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.

Customer Charge 39.16
 Energy Charge 125 KWH @ 0.06090 7.61
 Fuel Adjustment 125 KWH @ 0.04200 5.25
 FL Gross Receipts Tax 1.33
 State Tax 3.71
 Pasco County Tax 0.53

Total Current Charges 57.59
 Total Due 57.59
 Please Pay

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

See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

Use above space for address change ONLY.

District: OP08

2383287 OP08
 TWO RIVERS EAST CDD
 2005 PAN AM CIR STE 300
 ROCKY POINT FL 33607-6008

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

Current Charges Due Date	02/05/2026
TOTAL CHARGES DUE	57.59
Total Charges Due After Due Date	62.59

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

Bill Date **01/14/2026**
 Amount Due **2,704.61**
 Current Charges Due **02/05/2026**

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

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

Comparative Usage Information

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 2,664.64
Payment 2,664.64CR
Balance Forward 0.00

Late Charge 39.97
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 @ 0.04200 43.68
Poles (QTY 52) 1,456.00
FL Gross Receipts Tax 2.05
State Tax 171.55
Pasco County Tax 24.68

Total Current Charges 2,704.61
Total Due Please Pay 2,704.61

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

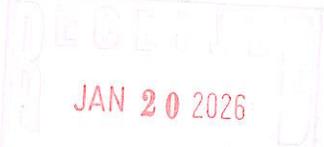
Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

District: OP08

Use above space for address change ONLY.



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

Current Charges Due Date	02/05/2026
TOTAL CHARGES DUE	2,704.61
Total Charges Due After Due Date	2,745.18

26
9 - 7959

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



Account Number **2383281** Cycle **08**
 Meter Number 366015035
 Customer Number 20179890
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **01/14/2026**
 Amount Due **46.10**
 Current Charges Due **02/05/2026**

District Office Serving You
One Pasco Center

Service Address 36538 FLORA RIDGE WAY
 Service Description LANDSCAPE LIGHTS & IRRIGATION
 Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE							
Date	From Reading	Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
12/18		01/09	24				24

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	22	1

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 0.00
 Payment 365.00CR
 Balance Forward 365.00CR

Connect Perm 65.00
 Customer Charge 39.16
 Energy Charge 24 KWH @ 0.06090 1.46
 Fuel Adjustment 24 KWH @ 0.04200 1.01
 FL Gross Receipts Tax 1.07
 State Tax 2.97
 Pasco County Tax 0.43
 Deposit Applied 300.00

Total Current Charges 411.10
 Total Due Please Pay 46.10

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

See Reverse Side For Mailing Instructions

Bill Date: 01/14/2026

Use above space for address change ONLY.

District: OP08

2383281 OP08
 TWO RIVERS EAST CDD
 2005 PAN AM CIR STE 300
 ROCKY POINT FL 33607-6008

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

Current Charges Due Date	02/05/2026
TOTAL CHARGES DUE	46.10
Total Charges Due After Due Date	51.10

000238328100000461000000511003

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Nick Dister	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****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: January 20, 2026

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

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

Approved for payment:

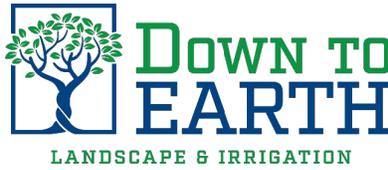
District Manager Signature

Date

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

Down to Earth Landscape & Irrigation

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



Invoice: #162941

December 2025

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Project/Job

two river irrigation
Estimate # 136520

Invoice Date

12/26/2025

Date Due

1/10/2026

Terms

Net 15

Customer PO #

Invoice Details

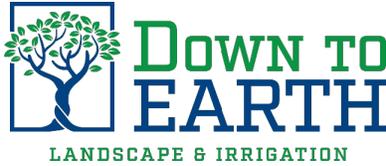
Description of Services & Items	Unit	Quantity	Rate	Amount
#136520 - two river irrigation				\$350.05
Replace bad node on the corner of lodges grass and 301 entrances side for turf. will not work until replace				

Estimates require a 50% deposit to order and schedule any approved work.

LCE005: Irrigation Installation				\$350.05
Hunter NODE 1 Station with DC Latching Solenoid Battery Powered (Material)	Each	1.00	\$265.05	\$265.05
Irrigation Labor (Hide) (Labor)				\$85.00

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtlandscape.com for all other questions or concerns.</p>	To make payment by ACH (electronic check) or credit card , please click the link below. There is no fee for ACH payments, and a 3% processing fee for credit card payments. https://huntington.billeri.com/ebpp/DownToEarth/	Subtotal	\$350.05
		Sales Tax	\$0.00
		Total	\$350.05
		Credits/Payments	(\$0.00)
		Balance Due	\$350.05

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://dtlandscape.com/terms-and-conditions/>.



December 23, 2025
Two Rivers East

Contract No. - 136520

Replace bad node on the corner of lodges grass and 301 entrances side
for turf. will not work until replace

Estimates require a 50% deposit to order and schedule any approved work.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Labor (Hide)	1.00	\$85.00	\$85.00
Hunter NODE 1 Station with DC Latching Solenoid Battery Powered	1.00	\$265.05	\$265.05
			\$350.05

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
LCE005: Irrigation Installation	\$0.00	\$350.05
		\$0.00
		\$350.05

Sale	\$350.05
Sales Tax	\$0.00
Total	\$350.05

By _____
Nick Padgett

Date 12/23/2025

Down to Earth Landscape & Irrigation

Signed by:
Kollamay Turkoane
1F3BE9E795D0415...

By _____

Date 12/23/2025

Two Rivers East

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Nick Dister	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****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Nick Dister	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 ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Nick Dister	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****

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

Invoice 1214



BILL TO

Two Rivers East
C/o Inframark
2654 Cypress Ridge Blvd
Wesley Chapel FL 33544

DATE
01/16/2026

PLEASE PAY
\$570.50

DUE DATE
02/15/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sidewalks	Red highlighted sidewalks were cleaned. Please see attached file.	4,075	0.14	570.50

Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

SUBTOTAL	570.50
TAX	0.00
TOTAL	570.50

TOTAL DUE	\$570.50
------------------	-----------------

THANK YOU.



TWO RIVERS EAST CDD

DISTRICT CHECK REQUEST

Today's Date 1/8/2026

Payable To Two Rivers East CDD

Check Amount \$32.33
200-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions

Special Instructions Please mail check with DS directional letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS EAST CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year , Tax Year -1

	Dollar Amounts	Fiscal Year Percentages		
Net O&M	\$ 871,321.39	40.13%	0.401300	
Net DS 2023	\$ 1,300,036.92	59.87%	0.598700	76.8%
Net Total	2,171,358.31	100.00%	100.00%	

200

Date Received	Amount Received	40.13%	59.87%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue			
11/15/2025	23,906.02	9,592.99	14,313.03	-	TREAST 11152025 11/24/2025	1295
11/25/2025	30,424.64	12,208.78	18,215.86	-	TREAST 11252025 12/05/2025	1303
12/4/2025	1,216,993.99	488,354.64	728,639.35	-	TREAST 12042025 12/05/2025	1303
12/11/2025	369,439.52	148,248.47	221,191.05	-	TREAST 12112025 12/15/2025	1305
12/11/2025	54.00	21.67	32.33	-	TREAST 12112025	
12/17/2025	27,793.77	11,153.07	16,640.70	-	TREAST 12172025 12/18/2025	
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
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		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	1,668,611.94	669,579.62	999,032.32	-		
Net Total on Roll	2,171,358.31					
Collection Surplus / (Deficit)	(502,746.37)			-		

TWO RIVERS EAST CDD

DISTRICT CHECK REQUEST

Today's Date 1/9/2026

Payable To Two Rivers East CDD

Check Amount \$21,628.96
200-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions

Special Instructions Please mail check with DS directional letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS EAST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year Percentages	
Net O&M	\$ 871,321.39	40.13%	0.401300
Net DS 2023	\$ 1,300,036.92	59.87%	0.598700
Net Total	2,171,358.31	100.00%	100.00%

78.44%

200

Date Received	Amount Received	40.13%	59.87%	Proof	Date Transferred / Distribution ID	CDD Check #	Notes
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue				
11/15/2025	23,906.02	9,592.99	14,313.03	-	TREAST 11152025 11/24/2025	1295	
11/25/2025	30,424.64	12,208.78	18,215.86	-	TREAST 11252025 12/05/2025	1303	
12/4/2025	1,216,993.99	488,354.64	728,639.35	-	TREAST 12042025 12/05/2025	1303	
12/11/2025	369,439.52	148,248.47	221,191.05	-	TREAST 12112025 12/15/2025	1305	
12/11/2025	54.00	21.67	32.33	-	TREAST 12112025 01/08/2026		
12/17/2025	27,793.77	11,153.07	16,640.70	-	TREAST 12172025 12/18/2025		
1/8/2026	34,584.99	13,878.24	20,706.75	-	TREAST 01082026		
1/8/2026	1,540.31	618.09	922.22	-	TREAST 01082026 INT		Interest
		-	-	-			
		-	-	-			
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		-	-	-			
		-	-	-			
		-	-	-			
		-	-	-			
TOTAL	1,704,737.24	684,075.96	1,020,661.28	-			
Net Total on Roll	2,171,358.31						
Collection Surplus / (Deficit)	(468,161.38)						

***Two Rivers East
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS EAST
Balance Sheet
As of January 31, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 491,909	\$ -	\$ -	\$ -	\$ -	\$ 491,909
Accounts Receivable - Off-Roll	341,994	510,175	-	-	-	852,169
Investments:						
Acq. & Const. (Offsite Project)	-	-	159	-	-	159
Acquisition & Construction Account	-	-	965	-	-	965
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	1,354,181	-	-	-	1,354,181
Deposits - Electric	306,191	-	-	-	-	306,191
Deposits - Water	2,478	-	-	-	-	2,478
Utility Deposits	8,671	-	-	-	-	8,671
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	\$ 1,151,243	\$ 3,714,603	\$ 1,124	\$ 23,004,811	\$ 25,535,000	\$ 53,406,781
<u>LIABILITIES</u>						
Accounts Payable	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ 9
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
TOTAL LIABILITIES	302,857	-	-	-	25,535,000	25,837,857
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	3,714,603	-	-	-	3,714,603
Capital Projects	-	-	1,124	-	-	1,124
Unassigned:	848,386	-	-	23,004,811	-	23,853,197
TOTAL FUND BALANCES	848,386	3,714,603	1,124	23,004,811	-	27,568,924
TOTAL LIABILITIES & FUND BALANCES	\$ 1,151,243	\$ 3,714,603	\$ 1,124	\$ 23,004,811	\$ 25,535,000	\$ 53,406,781

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 1,846	\$ 1,846	0.00%
Special Assmnts- Tax Collector	-	684,076	684,076	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	-	418	418	0.00%
TOTAL REVENUES	1,240,326	1,030,338	(209,988)	83.07%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,000	8,000	33.33%
Construction Accounting	6,000	1,250	4,750	20.83%
ProfServ - Dissemination Agent/Reporting	5,000	3,167	1,833	63.34%
ProfServ - Field Management	12,000	4,000	8,000	33.33%
ProfServ - Info Technology	600	200	400	33.33%
ProfServ - Recording Secretary	2,400	800	1,600	33.33%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	13,942	16,058	46.47%
District Engineer	12,500	934	11,566	7.47%
ProfServ - Administration	4,500	1,125	3,375	25.00%
ProfServ - District Management	25,000	8,333	16,667	33.33%
ProfServ - Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	29	471	5.80%
ProfServ - Rental and Leases	600	331	269	55.17%
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	2,013	(1,013)	201.30%
Bank Fees	100	1,075	(975)	1075.00%
ProfServ - Financial/Revenue Collections	5,000	1,667	3,333	33.34%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	775	425	64.58%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	161,526	56,415	105,111	34.93%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	995	84,005	1.17%
Street Lights	190,000	10,742	179,258	5.65%
Water/Waste	2,400	14,047	(11,647)	585.29%
Amenity Internet	900	-	900	0.00%
Total Utility Services	278,300	25,784	252,516	9.26%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	133,872	396,128	25.26%
Aquatics - Contract	28,500	8,724	19,776	30.61%
Debris Cleanup	9,000	-	9,000	0.00%
Landscape - Irrigation R&M	20,000	1,080	18,920	5.40%
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	400	19,600	2.00%
Total Other Physical Environment	729,000	144,076	584,924	19.76%
<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	571	429	57.10%
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	571	70,929	0.80%
TOTAL EXPENDITURES	1,240,326	226,846	1,013,480	18.29%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	-	803,492	803,492	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>\$ 803,692</u>	<u>\$ 803,692</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		44,694		
FUND BALANCE, ENDING		<u>\$ 848,386</u>		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

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	\$ -	\$ 35,251	\$ 35,251	0.00%
Special Assmnts- Tax Collector	-	1,020,661	1,020,661	0.00%
Special Assmnts- CDD Collected	1,847,375	613,341	(1,234,034)	33.20%
TOTAL REVENUES	1,847,375	1,669,253	(178,122)	90.36%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	733,441	723,934	50.33%
Total Debt Service	1,847,375	733,441	1,113,934	39.70%
TOTAL EXPENDITURES	1,847,375	733,441	1,113,934	39.70%
Excess (deficiency) of revenues Over (under) expenditures	-	935,812	935,812	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	\$ -	\$ 935,612	\$ 935,612	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,778,991		
FUND BALANCE, ENDING		\$ 3,714,603		

TWO RIVERS EAST

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

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	\$ -	\$ 14	\$ 14	0.00%
TOTAL REVENUES	-	14	14	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14	14	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,110		
FUND BALANCE, ENDING		<u>\$ 1,124</u>		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101001 Balance	491,909.02	Statement Balance	499,637.17
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	491,909.02	Subtotal	499,637.17
Negative Adjustments	0.00	Outstanding Checks	-7,728.15
Ending G/L Balance	491,909.02	Ending Balance	491,909.02

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/08/2026		JE000498	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	34,584.99	34,584.99	0.00
01/08/2026		JE000499	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	1,540.31	1,540.31	0.00
01/30/2026		JE000501	Interest - Investments	Interest Income	735.58	735.58	0.00
Total Deposits					36,860.88	36,860.88	0.00
Checks							
							0.00
12/10/2025	Payment	1301	SITEX AQUATICS LLC	Check for Vendor V00049	-2,181.00	-2,181.00	0.00
12/17/2025	Payment	1313	SITEX AQUATICS LLC	Check for Vendor V00049	-2,181.00	-2,181.00	0.00
12/17/2025	Payment	1314	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,716.00	-1,716.00	0.00
12/24/2025	Payment	1316	PASCO COUNTY UTILITIES	Check for Vendor V00042	-175.44	-175.44	0.00
12/31/2025	Payment	100000	INFRAMARK LLC	Inv: 166742	-2.22	-2.22	0.00
01/07/2026	Payment	1317	DOWN TO EARTH	Check for Vendor V00040	-34,040.26	-34,040.26	0.00
01/07/2026	Payment	1318	PASCO COUNTY UTILITIES	Check for Vendor V00042	-2,954.84	-2,954.84	0.00
01/07/2026	Payment	1319	SITEX AQUATICS LLC	Check for Vendor V00049	-4,362.00	-4,362.00	0.00
01/07/2026	Payment	1320	STANTEC CONSULTING SERVICES	Check for Vendor V00019	-327.25	-327.25	0.00
01/07/2026	Payment	1321	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-2,664.64	-2,664.64	0.00
01/07/2026	Payment	1322	PASCO COUNTY UTILITIES	Check for Vendor V00042	-2,189.07	-2,189.07	0.00
01/12/2026	Payment	1323	TWO RIVERS EAST	Payment of Invoice 000560	-32.33	-32.33	0.00
01/12/2026	Payment	1324	TWO RIVERS EAST	Payment of Invoice 000561	-21,628.96	-21,628.96	0.00
01/21/2026	Payment	1325	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. 01-26

Statement Date

01/31/2026

01/21/2026	Payment	1326	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
01/21/2026	Payment	1327	DOWN TO EARTH	Check for Vendor V00040	-33,690.21	-33,690.21	0.00
01/21/2026	Payment	1328	INFRAMARK LLC	Check for Vendor V00003	-5,941.67	-5,941.67	0.00
01/21/2026	Payment	1330	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
01/21/2026	Payment	1331	STRALEY ROBIN VERICKER	Check for Vendor V00005	-3,757.50	-3,757.50	0.00
01/21/2026	Payment	1332	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
01/21/2026		JE000500	Bank Fees	Bank Fees	-297.08	-297.08	0.00
Total Checks					-118,941.47	-118,941.47	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/21/2026	Payment	1329	NICHOLAS J. DISTER	Check for Vendor V00008			-200.00
01/29/2026	Payment	1333	KINGS POWER WASHING SERVICES DBA	Check for Vendor V00052			-570.50
01/29/2026	Payment	1334	PASCO COUNTY UTILITIES	Check for Vendor V00042			-2,444.56
01/29/2026	Payment	1335	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037			-2,920.08
01/29/2026	Payment	1336	PASCO COUNTY UTILITIES	Check for Vendor V00042			-1,593.01
Total Outstanding Checks							-7,728.15

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST
Payment Register by Fund
For the Period from 01/01/2026 to 01/31/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1317	01/07/26	DOWN TO EARTH	160840	DEC 25-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	534050-53908	\$31,992.40
001	1317	01/07/26	DOWN TO EARTH	161917	DEC 25-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	534050-53908	\$1,697.81
001	1317	01/07/26	DOWN TO EARTH	162941	IRRIGATION REPAIRS	Landscape - Irrigation R&M	546179-53908	\$350.05
001	1318	01/07/26	PASCO COUNTY UTILITIES	23626138	11/10/25-12/05/25 WATER	WATER	543021-53150	\$214.00
001	1318	01/07/26	PASCO COUNTY UTILITIES	23626144	11/05/25-12/05/25 WATER	WATER	543021-53150	\$364.00
001	1318	01/07/26	PASCO COUNTY UTILITIES	23626142	11/05/25-12/05/25 WATER	WATER	543021-53150	\$1,650.95
001	1318	01/07/26	PASCO COUNTY UTILITIES	23626140	11/05/25-12/05/25 WATER	WATER	543021-53150	\$15.96
001	1318	01/07/26	PASCO COUNTY UTILITIES	23626139	11/05/25-12/05/25 WATER	WATER	543021-53150	\$65.55
001	1318	01/07/26	PASCO COUNTY UTILITIES	23626252	11/05/25-12/05/25 WATER	WATER	543021-53150	\$236.04
001	1318	01/07/26	PASCO COUNTY UTILITIES	23626251	11/05/25-12/05/25 WATER	WATER	543021-53150	\$408.34
001	1319	01/07/26	SITEX AQUATICS LLC	10511-B	DEC 25-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$2,181.00
001	1319	01/07/26	SITEX AQUATICS LLC	10616-B	JAN 2026 - AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$2,181.00
001	1320	01/07/26	STANTEC CONSULTING SERVICES	2501456	ENGINEERING SERVICES THRU 12/09/25	PROF SVCS	531147-51301	\$327.25
001	1321	01/07/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	121125-2346579	12/11/25 PUBLIC LIGHTING	ELECTRIC	543013-53150	\$2,664.64
001	1322	01/07/26	PASCO COUNTY UTILITIES	23626879	11/10/25-12/05/25 WATER	WATER	543021-53150	\$589.44
001	1322	01/07/26	PASCO COUNTY UTILITIES	23626878	11/10/25-12/05/25 WATER	WATER	543021-53150	\$545.00
001	1322	01/07/26	PASCO COUNTY UTILITIES	23626877	11/10/25-12/05/25 WATER	WATER	543021-53150	\$214.00
001	1322	01/07/26	PASCO COUNTY UTILITIES	23627863	11/05/25-12/05/25 WATER	WATER	543021-53150	\$256.34
001	1322	01/07/26	PASCO COUNTY UTILITIES	23627862	11/05/25-12/05/25 WATER	WATER	543021-53150	\$493.89
001	1322	01/07/26	PASCO COUNTY UTILITIES	23626875	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$45.96
001	1322	01/07/26	PASCO COUNTY UTILITIES	23626876	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$44.44
001	1325	01/21/26	ANGIE GRUNWALD	AG-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1326	01/21/26	CARLOS DE LA OSSA	CO-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1327	01/21/26	DOWN TO EARTH	163829	JAN 26-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	534050-53908	\$33,690.21
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	ADMINISTRATION	531148-51301	\$375.00
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	CONSTRUCTION ACCOUNTING	531009-51301	\$250.00
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	FIELD SERVICES	531016-51301	\$1,000.00
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	RECORDING SECRETARY	531036-51301	\$200.00
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	RENTAL & LEASES	544025-51301	\$50.00
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1328	01/21/26	INFRAMARK LLC	167825	DISTRICT MANAGEMENT JAN 2026	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1329	01/21/26	NICHOLAS J. DISTER	ND-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1330	01/21/26	RYAN MOTKO	RM-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1331	01/21/26	STRALEY ROBIN VERICKER	27812	DEC 25-DISTRICT COUNSEL THROUGH 12/31/25	PROFESSIONAL SERVICES	531146-51301	\$3,757.50
001	1332	01/21/26	THOMAS R. SPENCE	TS-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1333	01/29/26	KINGS POWER WASHING SERVICES DBA	1214	JAN 26-POWER WASH SIDEWALKS	PRESSURE WASHING SIDEWALKS	546720-57201	\$570.50
001	1334	01/29/26	PASCO COUNTY UTILITIES	23811126	WATER 12/05/25-01/06/26	WATER	543021-53150	\$977.68
001	1334	01/29/26	PASCO COUNTY UTILITIES	23806666	WATER 12/05/25-01/06/26	WATER	543021-53150	\$290.48
001	1334	01/29/26	PASCO COUNTY UTILITIES	23806068	SERVICE 12/05/25 - 01/07/26	Water/Waste	543021-53150	\$168.82
001	1334	01/29/26	PASCO COUNTY UTILITIES	23806665	WATER 12/05/25-01/06/26	WATER	543021-53150	\$449.25
001	1334	01/29/26	PASCO COUNTY UTILITIES	23805685	WATER 12/05/25-01/06/26	WATER	543021-53150	\$326.23
001	1334	01/29/26	PASCO COUNTY UTILITIES	23805060	WATER 12/05/25-01/06/26	WATER	543021-53150	\$232.10
001	1335	01/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	011426-2383295	ELECTRIC 12/03/25-01/09/26	ELECTRIC	543006-53150	\$49.40
001	1335	01/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	011426-2383285	ELECTRIC 12/04/25-01/09/26	ELECTRIC	543006-53150	\$62.38
001	1335	01/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	011426-2383287	ELECTRIC 12/04/25-01/09/26	ELECTRIC	543006-53150	\$57.59
001	1335	01/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	011426-2346579	STREETLIGHTS 01/14/26	STREETLIGHTS	543013-53150	\$2,704.61
001	1335	01/29/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	011426-2383281	ELECTRIC 12/18/25-01/09/26	ELECTRIC	543006-53150	\$46.10
001	1336	01/29/26	PASCO COUNTY UTILITIES	23805681	WATER 12/05/25-01/06/26	WATER	156220-53150	\$364.00
001	1336	01/29/26	PASCO COUNTY UTILITIES	23805059	WATER 12/05/25-01/06/26	WATER	543021-53150	\$560.15
001	1336	01/29/26	PASCO COUNTY UTILITIES	23804951	WATER 12/05/25-01/06/26	WATER	543021-53150	\$36.40
001	1336	01/29/26	PASCO COUNTY UTILITIES	23804950	WATER 12/05/25-01/06/26	WATER	543021-53150	\$597.92
001	1336	01/29/26	PASCO COUNTY UTILITIES	23804948	WATER 12/05/25-01/06/26	WATER	543021-53150	\$21.61

TWO RIVERS EAST
Payment Register by Fund
For the Period from 01/01/2026 to 01/31/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1336	01/29/26	PASCO COUNTY UTILITIES	23804947	WATER 12/05/25-01/06/26	WATER	543021-53150	\$12.93
							Fund Total	\$98,455.59

DEBT SERVICE FUND - 200

200	1323	01/12/26	TWO RIVERS EAST	01082026-0108	SERIES 2023 FY26 DS	Cash in Transit	103200	\$32.33
200	1324	01/12/26	TWO RIVERS EAST	01092026-0109	SERIES 2023 FY26 DS	Cash in Transit	103200	\$21,628.96
							Fund Total	\$21,661.29

Total Checks Paid	\$120,116.88
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Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691 USA
 info@kingspowerwasher.com
 http://www.kingspowerwasher.com

Estimate 10233



ADDRESS

Two Rivers East
 C/o Inframark
 2654 Cypress Ridge Blvd
 Wesley Chapel FL 33544

DATE 01/26/2026	TOTAL \$425.50
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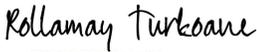
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sidewalks	Highlighted red sidewalk will be cleaned. See attached file.	1,850	0.15	277.50
	Gutters/curbing		370	0.40	148.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

SUBTOTAL	425.50
TAX	0.00
TOTAL	\$425.50

THANK YOU.

Accepted By

Signed by:

 1F3BE9E795D0415...

Accepted Date 1/28/2026

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
http://www.kingspowerwasher.com

Invoice 1214



BILL TO
Two Rivers East
C/o Inframark
2654 Cypress Ridge Blvd
Wesley Chapel FL 33544

DATE 01/16/2026	PLEASE PAY \$570.50	DUE DATE 02/15/2026
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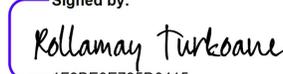
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sidewalks	Red highlighted sidewalks were cleaned. Please see attached file.	4,075	0.14	570.50

Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

SUBTOTAL	570.50
TAX	0.00
TOTAL	570.50

TOTAL DUE \$570.50

THANK YOU.

Signed by:

1F3BE9E795D0415...

1/28/2026



TWO RIVERS EAST CDD

FEBRUARY FIELD REPORT- DOWN TO EARTH

Monday, January 26, 2026

Prepared For Board Of Supervisors

13 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
Scheduled/Monitoring
No response/Not completed

Fert is scheduled for the week of 2/9/26

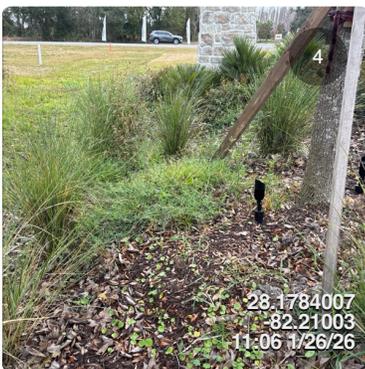
Item 1- Lodge Grass Blvd & U. S. 301

Due By: Tuesday, February 10, 2026

Assigned To: Down To Earth

Entrance Landscape Beds – US 301 & Lodgegrass Blvd

The landscape beds at the entrance of US 301 and Lodgegrass Blvd contain a significant amount of weeds. These areas should be properly hand-weeded and, where applicable, treated with a selective herbicide, taking care to avoid damage to the existing Confederate jasmine.



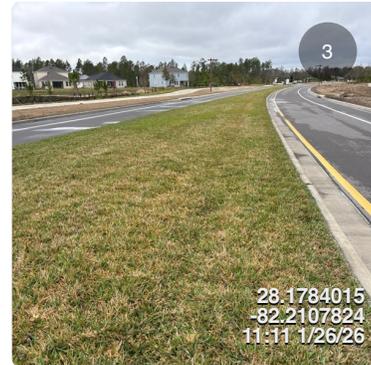
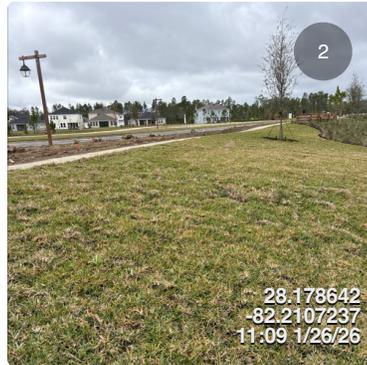
Item 2- Lodge Grass Blvd (Turf)

Due By: Tuesday, February 10, 2026

Assigned To: Down To Earth

Entrance Turf – Lodgegrass Blvd (US 301 Entrance)

The turf at the entrance driving into Lodgegrass Blvd has sustained damage due to recent cold fronts. Down to Earth will continue to monitor turf conditions and irrigation coverage to ensure adequate watering. The next scheduled fertilization application is planned for February, and any necessary treatments will be applied at that time to aid in turf recovery.



Item 3- Pond L 2

Assigned To: Sitex Aquatics

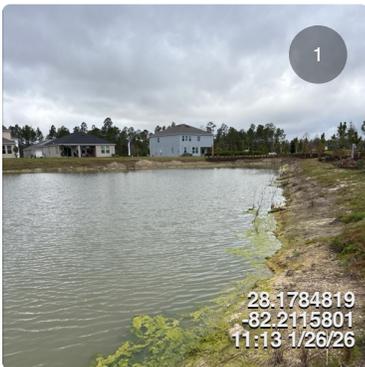
The upon was treated for filaments algae, which is beginning to die off.



Item 4- L 1

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has started to die off.



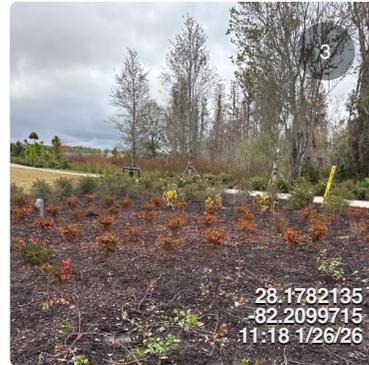
Item 5- Lodge Grass Blvd (Plant Material)

Due By: Tuesday, February 10, 2026

Assigned To: Down To Earth

Entrance Landscape Beds – Two Rivers East (US 301 & Lodgegrass Blvd)

The landscape beds at the entrance of Two Rivers East off US 301 and Lodgegrass Blvd sustained damage to plant material due to recent cold fronts. Down to Earth will continue to monitor the plant material, remove any dead sections, and perform selective pruning to promote regrowth. Ongoing monitoring will ensure the health of the plantings.



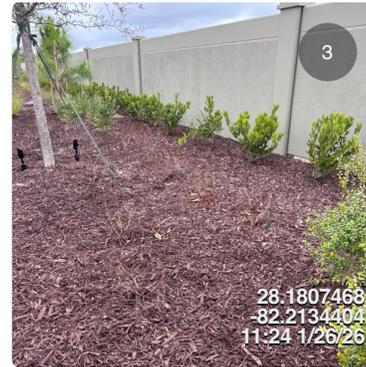
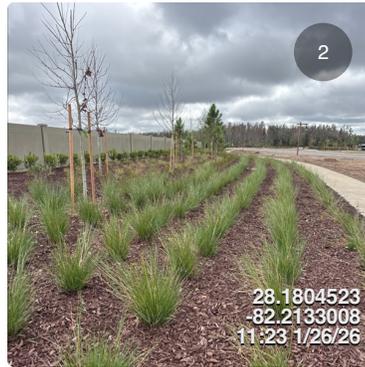
Item 6- Lodge Grass Blvd & ArrowView

Due By: Tuesday, February 10, 2026

Assigned To: Down To Earth

Turf and Plant Material – Lodgegrass, Two Rivers East

The turf in the Lodgegrass area sustained some damage due to recent cold fronts, along with minor damage to certain plant material. Most plant material remains healthy aside from normal seasonal changes. Blue daze and firebush experienced the most noticeable cold damage. Down to Earth will continue to monitor these areas and determine which plant material should be pruned for new growth or removed and replaced as needed.

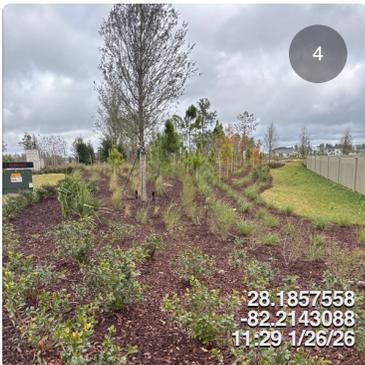
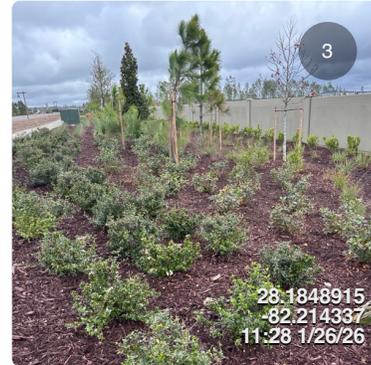
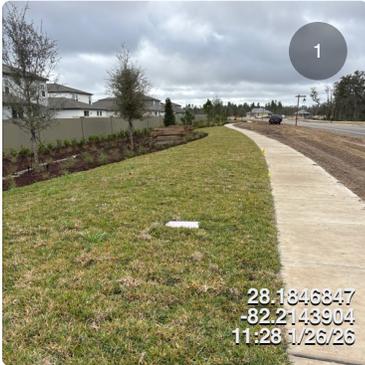


Item 7- Lodge Grass Blvd & Verdure Ln.

Assigned To: Down To Earth

Entrance Landscape Beds – Fieldcrest, Lodgegrass Blvd

The plant material at the entrance of Fieldcrest on Lodgegrass Boulevard is generally green and healthy aside from normal seasonal changes. Some azaleas in the beds sustained damage from the recent cold fronts. Down to Earth will continue to monitor the plant material, perform selective pruning to encourage regrowth, and replace any plants that do not recover.



Item 8- Verdure Ln.

Assigned To: Down To Earth

Fieldcrest Monument Area – Lodgegrass Blvd

Around the Fieldcrest monument, the azaleas sustained the most damage from the recent cold fronts, along with some additional plant material just across from the monument. Down to Earth will continue to monitor the plant material, prune as needed to encourage new growth, and replace any plants that do not recover.



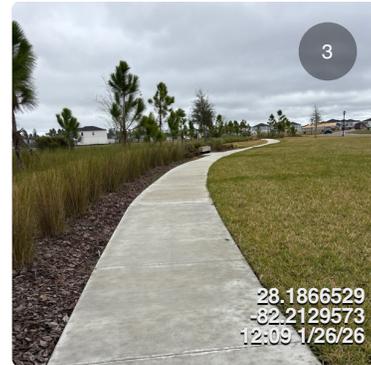
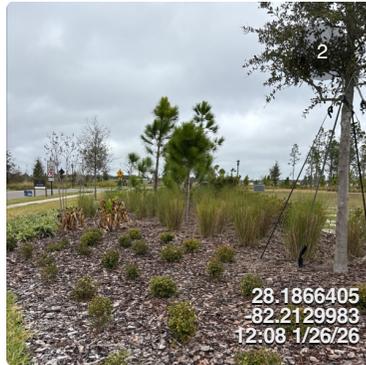
Item 9- Lawson Way

Due By: Tuesday, February 10, 2026

Assigned To: Down To Earth

Lawson Way Park – Turf and Plant Material

The turf at the park located on Lawson Way sustained some damage due to recent cold fronts. Certain plant material has also been damaged and will need to be removed and replaced. Down to Earth will continue to monitor turf conditions, and the next scheduled fertilization application is planned for February.



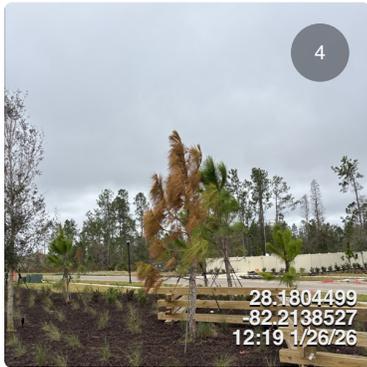
Item 10- Lodge Grass Blvd

Due By: Tuesday, February 10, 2026

Assigned To: Juniper

Lodgegrass Blvd – Newly Installed Landscape (Juniper Side)

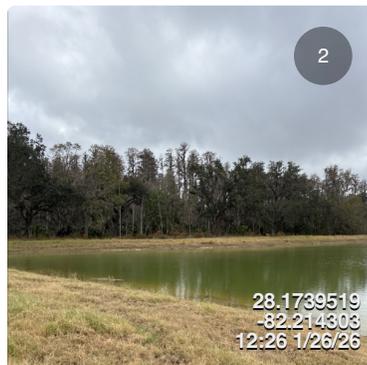
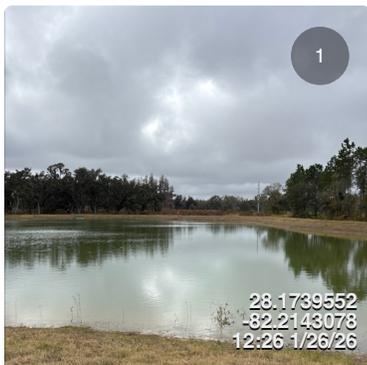
The newly installed landscape plant material on the Juniper side of Lodgegrass Blvd will have some replacements due to cold front damage. Juniper will be replacing the Blue daze that was affected, as well as any other plant material that did not survive the recent cold fronts.



Item 11- Pond 7

Assigned To: Sitex Aquatics

The pond is well maintained.



Item 12- Broward Dr.

Assigned To: Juniper

Lodgegrass Blvd – Juniper Section

The Juniper section shows damage to the Blue daze and turf areas caused by the recent cold fronts. Juniper will monitor the turf and replace any plant material that was damaged by the cold front. The liriopse in the area remains green and healthy.



Item 13- Broward Dr.

Assigned To: Juniper

Another area shows plant material and turf damage caused by the recent cold fronts. Juniper will replace any damaged plant material and continue to monitor the turf for recovery.

