

# *Two Rivers East Community Development District*

**March 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**



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**RESPECT**

# Two Rivers East Community Development

## Board of Supervisors

Carlos de la Ossa, Chair  
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 Meetings Agenda

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

The Regular Meeting of Two Rivers East Community Development District will be held on **March 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

**Call in (audio only)** +1 646-838-1601  
**Phone Conference ID:** 200 322 157#

### 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 2026-02 Authorizing Organization Attestation Form Credit Card & Spending Limits
- B. Consideration of Inframark 1<sup>st</sup> Amendment Onsite Staff

### 4. PUBLIC HEARING FOR RECREATIONAL FACILITIES AND POLICIES

- A. Open Public Hearing on Recreational Facilities and Policies
- B. Discussion of Amenity Rules, Rates, and Policies
- C. Consideration of Resolution 2026-03 Adopting Clubhouse Gathering Room Policies and Usage Agreement
- D. Close Public Hearing on Recreational Facilities and Policies

### 5. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes of February 17, 2026
- B. Consideration of the Operation and Maintenance Expenditures February 2026
- C. Acceptance of the Financials and Approval of the Check Register for February 2026
- D. Ratification of Down To Earth Landscape & Irrigation Tree Staking Proposal # 140363
- E. Ratification of Down To Earth Addendum No. 6 Phase F1 to Landscape Maintenance Agreement

### 6. STAFF REPORTS

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

### 7. BOARD MEMBERS COMMENTS

### 8. ADJOURNMENT

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ESTABLISHMENT OF A BUSINESS CREDIT CARD ACCOUNT; AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS; PROVIDING THE COMMUNITY MANAGER WITH DISCRETIONARY SPENDING AUTHORITY UNDER LIMITED CONDITIONS AS SPECIFIED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Two Rivers East Community Development District (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and having those powers set forth in Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District has determined that it is appropriate to enter into and establish a business credit card account (“**Card Account**”) relationship with **Truist Bank**; and

**WHEREAS**, the Board of Supervisors of the District has determined that it is appropriate to execute the *Organization Attestation Form – Credit Card* to establish the Card Account, attached hereto as **Exhibit A**; and

**WHEREAS**, the Board has determined that it is in the District’s best interest, as it will provide greater efficiency in the services provided by the District, to provide the Community Manager with certain discretionary spending authority to make certain expenditures using the Card Account with respect to services benefitting the District and the District’s clubhouse or recreational facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. Incorporation of Recitals.** The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

**Section 2. Authorization of Card Account.** The establishment of the Card Account with **Truist Bank** is hereby authorized.

**Section 3. Execution of Related Documents.** The District Manager, the Treasurer of the District, or the Chair of the Board are hereby authorized to execute the *Organization Attestation Form—Business Credit Card* and are hereby authorized to enter into, execute and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and the District Manager’s office is designated to serve as program administrator(s) of the Card Account on behalf of the District. In the event that the Chair is

unavailable, any Board officer or supervisor is authorized to execute our countersign such documents.

**Section 4. Spending Authority.** The Community Manager is hereby authorized to make certain expenditures utilizing the Card Account with respect to services benefiting the District, provided that each of the following conditions is satisfied:

- a. The expenditure does not exceed \$1,500.00 per month.
- b. The expenditure for such goods or services does not exceed that which is contemplated or designated for such goods or service in the applicable fiscal year budget for the District.
- c. The expenditure is within the District’s power as reflected in the District in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, rule, or policy.

**Section 5. Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**Section 6. Severability.** If any clause, section, or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or the applications of this Resolution.

**Section 7. Effective Date.** This Resolution shall take effect immediately and shall terminate when so directed by resolution of the Board.

**PASSED AND ADOPTED BY THE BOARD ON MARCH 17, 2026.**

**Attest:**

**Two Rivers East  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: [ ] Secretary [ ] Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors



Organization Attestation Form – Business Credit Card

**IMPORTANT:** Authorized Signers must have a card on the account to access Business Credit Card Management tools and rewards, if applicable.

Full Legal Name of Organization (hereinafter "Organization"): Two Rivers East CDD

Organization is duly organized and existing under the laws of: Florida {State}

Organization's Entity Type (please indicate using an "X"):

- Cooperative
- Government Entity
- Non-Profit Organization
- Trade Name Entity
- Other
- Corporation
- Limited Liability Company
- Partnership (General or Limited)
- Trust
- Estates
- Limited Liability Company (Single Member)
- Sole Proprietorship
- Unincorporated Association

Organization's Tax Identification Number or Entity Identification Number: 92-1070405

I, the undersigned, hereby certify that the following are the names and titles of the individual(s) who are designated by board resolution or through other duly executed governance documents of the Organization with the absolute authority to enter into and bind the Organization to a business credit card account ("Business Card Account") relationship with Truist Bank ("Truist").

I further certify that each individual listed below is authorized to bind the Organization and enter into, execute, and deliver in the name of and on behalf of the Organization the agreements, documents, or other instruments deemed reasonable or necessary to establish and administer the Business Card Account including as such agreements, documents, or instruments may be amended from time to time.

I hereby further certify that any individual listed below may serve as and may designate individual(s) who may serve as Organization Appointed Business Card Administrator(s) ("OABCA") of the Business Card Account on behalf of the Organization with the understanding that such OABCA are empowered to manage, control, operate, modify, access, or close the Business Card Account. OABCA also have access to manage rewards (if applicable).

Additionally, I hereby acknowledge on behalf of the Organization that any individuals who are designated to Truist by the Organization as authorized to manage the Organization's business deposit, treasury services, or online banking solutions are also authorized to include the Organization's Business Card Account within such business deposit, treasury services, or online banking solutions, and that the administrators for such services or solutions may operate as and have the same access and capabilities as an OABCA regarding the Business Card Account.

Finally, I attest that I am authorized to certify that the designations described within this document have been duly adopted by the Organization through board resolution or other duly executed governance documents, and that such designations remain in full force and effect and have not been amended or rescinded. Accordingly, I attest that the Organization understands and agrees that Truist may rely upon the authority of the individuals identified herein until Truist has received and had reasonable time to act upon written notice from the Organization that rescinds or modifies the authority of any individual(s) listed below.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Organization this \_\_\_\_\_ day of month \_\_\_\_\_, 20 \_\_\_\_\_.

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

**Add / Remove Authorized Signer (Organization Appointed Business Card Administrator)**

**Important Information**

- Please provide the full name, title, and action to be taken for each individual listed below.
- Authorized Signers must have or register for a Personal Online Banking account to access Business Card Management and Rewards (if applicable).
- Items with a single asterisk (\*) are required for Online Banking access and access to Business Card Management and Rewards (if applicable). If the new Authorized Signer has personal accounts with Truist and prefers to have a single login for Online Banking, their physical address and Social Security number must be added to this form. Information provided must match their personal information on file with Truist. The Social Security Number is used for Online Banking access and authentication, not for credit bureau reporting.
- Items with two asterisks (\*\*) are only required if Authorized Signer does not currently have a card on the account.
- If requesting overnight shipping the address will have to be delivered to physical address.
- Requests will be completed within 10 days from receipt of the form.

**Authorized Signer 1**

Full Name\* \_\_\_\_\_  
Title \_\_\_\_\_  
Social Security Number\* \_\_\_\_\_  
Date of Birth\* \_\_\_\_\_  
Phone\* \_\_\_\_\_  
Email\* \_\_\_\_\_  
Physical Street Address\* \_\_\_\_\_  
Mailing Street Address\*\* \_\_\_\_\_

Add Authorized Signer  Requested Cardholder Limit\*\* \_\_\_\_\_ Overnight Card (Requires Physical Address) Yes  No   
Remove Authorized Signer  If removing should card account be closed? Yes  No

**Authorized Signer 2**

Full Name\* \_\_\_\_\_  
Title \_\_\_\_\_  
Social Security Number\* \_\_\_\_\_  
Date of Birth\* \_\_\_\_\_  
Phone\* \_\_\_\_\_  
Email\* \_\_\_\_\_  
Physical Street Address\* \_\_\_\_\_  
Mailing Street Address\*\* \_\_\_\_\_

Add Authorized Signer  Requested Cardholder Limit\*\* \_\_\_\_\_ Overnight Card (Requires Physical Address) Yes  No   
Remove Authorized Signer  If removing should card account be closed? Yes  No

Visit [truist.com/privacy](http://truist.com/privacy) for details about Truist's privacy practices and your privacy rights.

**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 the Scope of Services attached hereto as **Exhibit A** (the “Scope”).
2. The District shall pay Service Company an additional \$40,000.00 annually for the dedicated part-time staff as set forth in the Scope, 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 3<sup>rd</sup> day of March 2026.

Inframark, LLC

Two Rivers East CDD

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Chris Tarase

Name: \_\_\_\_\_

(Print)

(Print)

Title: President

Title: Chairperson

**Exhibit A**  
**Scope of Services**

**CLUBHOUSE MANAGER SERVICES**

The Service Company shall provide a full-time dedicated clubhouse manager for 20 hours per week to perform the following duties:

1. General Duties:
  1. Responsible for day-to-day operations, budgeting, and managing vendor contracts relating to the amenity centers and community assets; development of standard operation policies and procedures.
  2. Oversee workplace operations to maintain and improve effectiveness and efficiency.
  3. Display flexibility in handling after-hours emergency calls.
  4. Attend the District's monthly meetings
2. Obtaining Proposals and Vendor Supervision:
  1. Obtain, analyze, and compare proposals. Review ratings and verify references.
  2. Work with District Manager in oversight and supervision of subcontractors of all projects, and work with staff in prioritizing jobs.
  3. Work with vendors to ensure quality service is provided to the community.
3. Residents and Guests:
  1. Interaction with residents and guests on a day-to-day basis.
  2. Respond to resident complaints and requests within 1 business day, and if possible, visit the site or location of the issue.
  3. Notify residents of upcoming events, meetings, and general information.
  4. Document all complaints, injuries, and maintenance issues in specified logs.
  5. Manage the scheduling of rentals/reservations of amenities (residents, non-residents, organizations, instructors, etc...)
    - i. Ensure rental/reservation forms are properly completed
    - ii. Collect payments and security deposits and log all transactions so that the District Manager can properly account for them.
    - iii. Review and fill out check in/out documents.
    - iv. Manage the private events calendar for the Civic Center.
4. Facilities and Common Areas:
  1. Ensure an immaculate overall appearance of the amenities.
  2. Ensure all door locks at the Civic Center are in good operating condition.
  3. Maintain an inventory of, and order and stock when necessary, supplies and equipment for the operation of the Recreational Facilities.
  4. Ensure a high level of appearance of all indoor/outdoor spaces.
  5. Respond to any necessary repairs and recommend to the District when repairs are needed.
  6. Assist the District in procuring and maintaining all licenses and permits required for the Recreational Facilities use.
  7. Remain aware of potential safety or security hazards within District property, communicate with the appropriate district personnel regarding possible corrective

- action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
8. Assess condition of District property resulting from neglect, vandalism, depreciation and estimate the costs associated with its repair or replacement.
  9. Promptly investigate and provide a written report as to all accidents or claims for damage relating to the Recreational Facilities, including any damage or destruction of the property.
5. Access, Security Systems, and Coordination with Law Enforcement:
1. Troubleshoot and resolve issues with access cards/fobs.
  2. Manage access system and security system and make any recommendations for repairs or improvements when needed.
  3. Administer the issuance of access cards/fobs
    - i. Add/edit/delete data relating to access cards/fobs for Civic Center and access systems and District records
    - ii. Troubleshoot and resolve issues with access cards/fobs
    - iii. Issue access cards/fobs
  4. Collaborate with law enforcement or security personnel to ensure security issues are handled appropriately.
6. Management and Financial Related Duties:
1. Track and code all debit and credit card expenditures.
  2. Review all invoices before submitting for payment.
  3. Maintain preventative maintenance records, inventories, purchases.
  4. Implement a maintenance and replacement program for equipment.
  5. Maintain and manage warranties, regular maintenance, and inspections as needed.
  6. Assist District Manager in preparing the annual budget.
  7. Assist in the recommendation of capital improvement projects.
  8. Recommend and implement (where applicable) on an ongoing basis, capital equipment replacements, additions, and operational improvements.

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**Recreational Facilities Policies and Regulations**

The Two Rivers East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as the Amenity Center located at 1745 Lodge Grass Boulevard, Zephyrhills, FL 33541.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Meeting Room, Clubhouse Gathering Room (with kitchen), Pickleball Courts, Playground, Pool, Pool Patio, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

**General**

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

**PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.**

**PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR  
MINOR-USE OF RECREATIONAL FACILITIES**

**Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest's legal guardian.**

**Recreational Facilities and Amenity Center Usage Policies**

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Meeting Room, Clubhouse Gathering Room (with kitchen), Pickleball Courts,

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

Playground, Pool, Pool Patio, and Various Common Area.

1. \_\_\_\_\_ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. \_\_\_\_\_ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. \_\_\_\_\_ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. \_\_\_\_\_ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. \_\_\_\_\_ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. \_\_\_\_\_ All persons using the Amenity Center do so at their own risk.
7. \_\_\_\_\_ All persons using the Pool do so at their own risk.
8. \_\_\_\_\_ All persons using the Playground do so at their own risk.
9. \_\_\_\_\_ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
10. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
11. \_\_\_\_\_ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
12. \_\_\_\_\_ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
13. \_\_\_\_\_ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
14. \_\_\_\_\_ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
15. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
16. \_\_\_\_\_ The pool area is not supervised by lifeguards.
17. \_\_\_\_\_ All swimmers must shower before initially entering the Pool.
18. \_\_\_\_\_ Furniture shall **NOT** be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
19. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
20. \_\_\_\_\_ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
21. \_\_\_\_\_ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
22. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed on District property.
23. \_\_\_\_\_ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
24. \_\_\_\_\_ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

District by other residents. Specifically, no person may use District Recreational Facilities in such a manner that creates excessive noise, profanity, or boisterous action.

25. \_\_\_\_\_ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
26. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
27. \_\_\_\_\_ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
28. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
29. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
30. \_\_\_\_\_ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

**Pool and Pool Patio Specific Usage Policies**

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. \_\_\_\_\_ In the event of an emergency, or any safety concern, please call 911.
2. \_\_\_\_\_ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. \_\_\_\_\_ Residents and Members under the age of 18 that utilize the pool or pool patio independently MUST have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. \_\_\_\_\_ The Pool and Pool Patio is open from Dawn until Dusk.
5. \_\_\_\_\_ All swimmers must shower before initially entering the pool.
6. \_\_\_\_\_ Flotation devices, such as rafts, rings, or play items, are NOT allowed in the pool or on the pool patio.
7. \_\_\_\_\_ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are NOT permitted on the pool patio.
8. \_\_\_\_\_ Persons with open cuts, wounds, sores, or blisters may NOT use the pool.
9. \_\_\_\_\_ Persons that are ill with diarrhea may NOT use the pool.
10. \_\_\_\_\_ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. \_\_\_\_\_ Animals are not permitted in or around the pool with the exception of certified service animals.
12. \_\_\_\_\_ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. \_\_\_\_\_ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. \_\_\_\_\_ All other general Recreational Facilities and Amenity Center Usage Policies apply.

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS**

**POLICY ENFORCEMENT.** Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

**CONSEQUENCES.** The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
  - a. 3 days
  - b. 7 days
  - c. 1 month
  - d. 3-6 months
  - e. Indefinite

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**SIGNATURES**

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Childers Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

**Two Rivers East  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Member** (Resident/Member) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT A**

**Two Rivers East  
Community Development District**

**Clubhouse Gathering Room  
Reservation Policies and Usage Agreement**



# TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

## Gathering Room Rental Usage Policies

1. \_\_\_\_\_ All persons using the Gathering Room do so at their own risk.
2. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. \_\_\_\_\_ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. \_\_\_\_\_ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. \_\_\_\_\_ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. \_\_\_\_\_ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. \_\_\_\_\_ All persons renting and utilizing the Gathering Room shall obey the Pasco County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. \_\_\_\_\_ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. \_\_\_\_\_ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. \_\_\_\_\_ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. \_\_\_\_\_ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
  - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. \_\_\_\_\_ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Pasco County Sheriff’s Office).
16. \_\_\_\_\_ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. \_\_\_\_\_ Approval of all events is subject to the discretion of the District Manager and/or the

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. \_\_\_\_\_ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. \_\_\_\_\_ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
22. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**Two Rivers East  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Renter** (Resident/Non-Resident) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Permission to use Gathering Room, Release of Liability, and Indemnification Agreement**

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Two Rivers East CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

---

**Renter's Printed Name and Signature**

**Date**

---

**District Representative Name and Signature**

**Date**

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**CHECK PAYMENT FORM**

*This form must be completed by **each individual** issuing a check to the Two Rivers East Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

**TODAY'S DATE:** \_\_\_\_\_

**NAME OF ISSUER:** \_\_\_\_\_

**DOB:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**DRIVER LICENSE NUMBER:** \_\_\_\_\_

**Please attach a copy of Driver's license.**

**PLACE OF EMPLOYMENT:** \_\_\_\_\_

**WORK PHONE:** \_\_\_\_\_

**AMOUNT OF CHECK:** \_\_\_\_\_

**REASON FOR CHECK:** \_\_\_\_\_

***Non-Sufficient Funds (NSF) Policy:***

***In the event that a check is sent back to the Two Rivers East Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.***

TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT B**

**Two Rivers East  
Community Development District**

**Parental Consent and Waiver Form for Minor-Use of Recreational Facilities**

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District owns, maintains, and operates certain recreational facilities, specifically an Amenity Center;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

**WHEREAS**, the Board held a public hearing on Tuesday, March 17, 2026, to receive public comment on its proposed Clubhouse Gathering Room Reservation Policies and Usage Agreement (the “**Reservation Policies and Usage Agreement**”);

**WHEREAS**, the proposed Reservation Policies and Usage Agreement are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

**WHEREAS**, after hearing and considering public comment, the Board has determined that the proposed Reservation Policies and Usage Agreement should be adopted.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption.** The Board hereby adopts the Clubhouse Gathering Room Reservation Policies and Usage Agreement for the Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of

this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED on March 17, 2026.**

**Attest:**

**Two Rivers East  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary/Assistant Secretary

\_\_\_\_\_  
Name: Carlos de la Ossa  
Title: Chair of the Board of Supervisors

**EXHIBIT A**

**Two Rivers East  
Community Development District**

**Clubhouse Gathering Room Reservation Policies and Usage Agreement**



## TWO RIVERS EAST COMMUNITY DEVELOPMENT DISTRICT

### Gathering Room Rental Usage Policies

1. \_\_\_\_\_ All persons using the Gathering Room do so at their own risk.
2. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. \_\_\_\_\_ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. \_\_\_\_\_ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. \_\_\_\_\_ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. \_\_\_\_\_ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. \_\_\_\_\_ All persons renting and utilizing the Gathering Room shall obey the Pasco County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. \_\_\_\_\_ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. \_\_\_\_\_ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. \_\_\_\_\_ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. \_\_\_\_\_ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
  - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. \_\_\_\_\_ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Pasco County Sheriff’s Office).
16. \_\_\_\_\_ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. \_\_\_\_\_ Approval of all events is subject to the discretion of the District Manager and/or the

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. \_\_\_\_\_ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. \_\_\_\_\_ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
22. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**Two Rivers East  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Renter** (Resident/Non-Resident) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**Permission to use Gathering Room, Release of Liability, and Indemnification Agreement**

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4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Two Rivers East CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

---

**Renter's Printed Name and Signature**

**Date**

---

**District Representative Name and Signature**

**Date**

**TWO RIVERS EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**CHECK PAYMENT FORM**

*This form must be completed by **each individual** issuing a check to the Two Rivers East Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

**TODAY'S DATE:** \_\_\_\_\_

**NAME OF ISSUER:** \_\_\_\_\_

**DOB:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**DRIVER LICENSE NUMBER:** \_\_\_\_\_

**Please attach a copy of Driver's license.**

**PLACE OF EMPLOYMENT:** \_\_\_\_\_

**WORK PHONE:** \_\_\_\_\_

**AMOUNT OF CHECK:** \_\_\_\_\_

**REASON FOR CHECK:** \_\_\_\_\_

***Non-Sufficient Funds (NSF) Policy:***

***In the event that a check is sent back to the Two Rivers East Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.***

1 The regular meeting of the Board of Supervisors of Two Rivers East Community  
2 Development District was held on Tuesday, February 17, 2026, and called to order at 11:16 a.m., at  
3 the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land  
4 O' Lakes, Florida 34638.

5  
6 Present and constituting a quorum were:

7			
8	Carlos de la Ossa	Chairperson	
9	Nicholas Dister	Vice Chairperson	(via phone)
10	Ryan Motko	Assistant Secretary	(via phone)
11	Thomas Spence	Assistant Secretary	
12	Angie Grunwald	Assistant Secretary	

13  
14 Also present were:

15			
16	Jayna Cooper	District Manager	(via phone)
17	Rollamay Turkoane	District Manager	
18	Brooke Chapman	District Manager	
19	Brian Lamb	VP Developer Services	(via phone)
20	Kathryn Hopkinson	District Counsel	
21	John Vericker	District Counsel	
22	Arturo Gandarilla	Field Manager	

23  
24 *This is not a certified or verbatim transcript but rather represents the context and summary*  
25 *of the meeting. The full meeting is available in audio format upon request. Contact the District*  
26 *Office for any related costs for an audio copy.*

27  
28 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

30  
31 **SECOND ORDER OF BUSINESS**

**Public Comments**

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

33  
34 **THIRD ORDER OF BUSINESS**

**Business Items**

35 **A. Consideration of Inframark 1<sup>st</sup> Amendment Onsite Staff Agreement**

36  
37 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in  
38 favor, to authorize Mr. de la Ossa, Ms. Turkoane/Ms. Cooper, Ms.  
39 Hopkinson and/or Mr. Vericker of Inframark, to work on the 1<sup>st</sup> Amendment  
40 Onsite Staff Agreement, outside of meeting, was approved. 5-0  
41

- 42 **FOURTH ORDER OF BUSINESS** **Consent Agenda**  
43 **A. Approval of the Regular Meeting Minutes of January 20, 2026**  
44 **B. Consideration of the Operation and Maintenance Expenditures January 2026**  
45 **C. Acceptance of the Financials and Approval of the Check Register for January 2026**  
46 **D. Ratification of Kings Power Washing Services Proposal 10233**  
47 **E. Ratification of Kings Power Washing Services Proposal 1214**  
48

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

- 51 **FIFTH ORDER OF BUSINESS** **Staff Reports**  
52 **A. District Counsel**  
53 **B. District Manager**  
54 There being no reports, the next item followed.  
55 **i. Community Inspection Report**  
56 The Community Inspection Report was presented, a copy of which was included in the  
57 agenda package. Mr. Gandarilla provided updates/pending and completed items.  
58 **C. District Engineer**  
59 There being no report, the next order of business followed.  
60

61 **SIXTH ORDER OF BUSINESS** **Board Members' Comments**  
62 There being none, the next order of business followed.  
63

64 **SEVENTH ORDER OF BUSINESS** **Adjournment**  
65 There being no further business,  
66

67 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in  
68 favor, the meeting was adjourned at 11:21 a.m. 5-0  
69

70  
71  
72  
73  
74 \_\_\_\_\_  
75 Jayna Cooper/Rollamay Turkoane  
District Manager

74 \_\_\_\_\_  
75 Carlos de la Ossa  
Chairperson

**TWO RIVERS EAST**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
DOWN TO EARTH	2/1/2026	166056	\$33,690.21			LANDSCAPE CONTRACT
DOWN TO EARTH	2/12/2026	167138	\$288.00		\$33,978.21	IRRIGATION REPAIRS
INFRAMARK LLC	2/1/2026	170673	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	2/1/2026	170673	\$375.00			ADMINISTRATION
INFRAMARK LLC	2/1/2026	170673	\$250.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	2/1/2026	170673	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	2/1/2026	170673	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	2/1/2026	170673	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	2/1/2026	170673	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	2/1/2026	170673	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	2/1/2026	170673	\$50.00			RENTAL & LEASES
INFRAMARK LLC	2/1/2026	170673	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	2/1/2026	170673	\$100.00	\$5,941.67		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	2/17/2026	171512	\$14.80		\$5,956.47	POSTAGE
SITEX AQUATICS LLC	2/1/2026	10719-B	\$2,181.00			AQUATIC MAINTENANCE
STRALEY ROBIN VERICKER	2/12/2026	27924	\$3,271.15			PROF SVCS
<b>Monthly Contract Subtotal</b>			<b>\$45,386.83</b>			
<b>Utilities</b>						
PASCO COUNTY UTILITIES	2/9/2026	020926 FEE ONLINE	\$2.50			ONLINE PAYMENT SERVICE FEE
PASCO COUNTY UTILITIES	2/9/2026	020926 DEP ONLINE	\$180.00			DEPOSIT
PASCO COUNTY UTILITIES	2/9/2026	020926 DEP ONLINE	\$64.00	\$244.00		ACTIVATION FEE
PASCO COUNTY UTILITIES	2/3/2026	23941638	\$10.80		\$257.30	SERVICE 01/06/26 - 02/02/06 FINAL BILL
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2/11/2026	021126-2383295	\$51.22			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2/11/2026	021126-2383287	\$61.81			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2/11/2026	021126-2346579	\$2,664.64			STREETLIGHTS

**TWO RIVERS EAST**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2/11/2026	021126-2383281	\$84.60			ELECTRIC
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2/11/2026	021126-2383285	\$63.64		\$2,925.91	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$3,183.21</b>			
<b>Regular Services</b>						
ANGIE GRUNWALD	2/17/2026	AG-021726	\$200.00			BOARD 02/17/26
CARLOS DE LA OSSA	2/17/2026	CO-021726	\$200.00			BOARD 02/17/26
NICHOLAS J. DISTER	2/17/2026	ND-021726	\$200.00			BOARD 02/17/26
RYAN MOTKO	2/17/2026	RM-021726	\$200.00			BOARD 02/17/26
THOMAS R. SPENCE	2/17/2026	TS-021726	\$200.00			BOARD 02/17/26
<b>Regular Services Subtotal</b>			<b>\$1,000.00</b>			
<b>Additional Services</b>						
TWO RIVERS EAST	2/10/2026	02102026-0210	\$119,055.71			SERIES 2023 FY26 DS
<b>Additional Services Subtotal</b>			<b>\$119,055.71</b>			
<b>TOTAL</b>			<b>\$168,625.75</b>			

**Down to Earth Landscape & Irrigation**

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



Invoice: #166056

February 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**

2/1/2026

**Date Due**

3/18/2026

**Terms**

Net 45

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
<b>#134878 - Two Rivers East Roadway Rough Cutting Contract (2026)</b>				<b>\$33,690.21</b>
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](mailto: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
<b>Total</b>	<b>\$33,690.21</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$33,690.21</b>

**Down to Earth Landscape & Irrigation**

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



Invoice: #167138

February 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**

Invoice Irrigation Form January  
Estimate # 139512

**Invoice Date**

2/12/2026

**Date Due**

2/27/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#139512 - Invoice Irrigation Form January				<b>\$288.00</b>
<b>LCE006: Irrigation Repairs</b>				<b>\$288.00</b>
Standard Irrigation Nozzle Replaced (Kit)	Each	6.00	\$8.00	\$48.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	6.00	\$40.00	\$240.00

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

Visit us at <https://dtlandscape.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	\$288.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$288.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$288.00</b>

# Irrigation Service Report

## General Information

---

**Technician:** Shathcoat

**Customer:** Two Rivers East

**Branch:** Tampa

**Report Type:** JAN. IRRIGATION REPORT

**Controller Name:** Fallon pass

**Date:** Jan. 28, 2026

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** No

**Controller Status:** Working

**Controller Make/Model:** Hunter icc2

**POC Info:** Reclaimed

**Pump Status Type:** Reclaimed

## Programs

**Program Name:** Program 1

**Start Time:** noon

**Seasonal Adjustment:**

**Run Days:** monday,wednesday,friday

---

# Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Drip	Bubbler	Spray	Drip	Drip	Spray
Program Type	A	A	A	A	A		A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 8 mins	0 hrs 8 mins	0 hrs 8 mins	0 hrs 25 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	No	No	Yes
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<b>Billable Items:</b> <b>1. Irrigation Spray Head</b> Repaired/Replaced/Relocated Item Type: 6" Qty: 6 <b>2. Irrigation Nozzle</b> Replaced Item Type: Standard Qty: 6	<i>No repair items available</i>					

## Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Bubbler	Drip	Drip	Spray	Bubbler	Drip
Program Type	A	A		A	A		A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 5 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 8 mins	0 hrs 8 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

## Irrigation Zones

Attribute	15	16	17	18
Zone Type	Drip	Rotor	Rotor	Rotor
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 8 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>			

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**

# Irrigation Service Report

## General Information

---

**Technician:** Shathcoat

**Customer:** Two Rivers East

**Branch:** Tampa

**Report Type:** JAN. IRRIGATION REPORT

**Controller Name:** Fallon pass

**Date:** Jan. 28, 2026

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** No

**Controller Status:** Working

**Controller Make/Model:** Hunter icc2

**POC Info:** Reclaimed

**Pump Status Type:** Reclaimed

## Programs

**Program Name:** Program 1

**Start Time:** noon

**Seasonal Adjustment:**

**Run Days:** monday,wednesday,friday

---

## Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Drip	Bubbler	Spray	Drip	Drip	Spray
Program Type	A	A	A	A	A		A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 8 mins	0 hrs 8 mins	0 hrs 8 mins	0 hrs 25 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	No	No	Yes
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<b>Billable Items:</b> <b>1. Irrigation Spray Head</b> Repaired/Replaced/Relocated Item Type: 6" Qty: 6 <b>2. Irrigation Nozzle</b> Replaced Item Type: Standard Qty: 6	<i>No repair items available</i>					

## Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Bubbler	Drip	Drip	Spray	Bubbler	Drip
Program Type	A	A		A	A		A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 5 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 8 mins	0 hrs 8 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

## Irrigation Zones

Attribute	15	16	17	18
Zone Type	Drip	Rotor	Rotor	Rotor
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 8 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>			

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

170673

**DATE**

2/1/2026

**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**

2/1/2026

Services provided for the Month of: February 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
<b>Subtotal</b>					<b>5,941.67</b>

<b>Subtotal</b>	\$5,941.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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#**

171512

**DATE**

2/17/2026

**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**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	20	Ea	0.74		14.80
<b>Subtotal</b>					<b>14.80</b>

<b>Subtotal</b>	\$14.80
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$14.80

**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
10719-b	02/01/2026	\$2,181.00	03/03/2026	Net 30	

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

SUBTOTAL	2,181.00
TAX	0.00
TOTAL	2,181.00
BALANCE DUE	<b>\$2,181.00</b>



Phone: (727) 847-8131

**Billing Information**

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

**Transaction Detail**

EFT (Check) XXXXXXXXXXX9075  
 2/9/2026 2:39:12 PM  
 PAYMENT PROCESSED 214826

**Invoices**

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV2026291 33748383	Account Number: 1269675 Customer Number: 01554184 Customer Name: Two Rivers East CDD Service Address Street Number and Name: 1001 Broward Dr Reclaim Service #1 of 3 Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 244.00	\$244.00
SUBTOTAL			<b>\$244.00</b>
SERVICE FEE			<b>\$2.50</b>
GRAND TOTAL			<b>\$246.50</b>

---

payment instructions 1001 BROWARD DR RECLAIM SERVICE #1 OF 3

---

From Angie Alexander <aalexander@pascocountyfl.net>  
Date Mon 2/9/2026 2:19 PM  
To District Invoices <districtinvoices@inframark.com>

---

**This Message Is From an External Sender**

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

Hello TWO RIVERS EAST CDD:

Welcome to Pasco County Utilities!

This is to confirm that your new residential service has been established. Service at the address below will be effective starting: **2/10/2026**

**Service Address: 1001 BROWARD DR RECLAIM SERVICE #1 OF 3**  
**Customer 01554184**  
**Number:**  
**Account Number: 1269675**

**Action Required: Pay Your Activation Fees**

*To activate your service, please pay the one-time fees listed below.*

	Choose an item.
Deposit	\$180.00
Activation Fee	\$64.00
Total Amount Due	\$244.00

**IMPORTANT STEPS FOR PAYMENT:**

- 1. Pay the total amount due.**
- 2. Confirm your payment. After paying, please reply to this email to let us know. This ensures we activate your service without delay.**
- 3. For same day service, payment and confirmation must be received by 3:30pm**

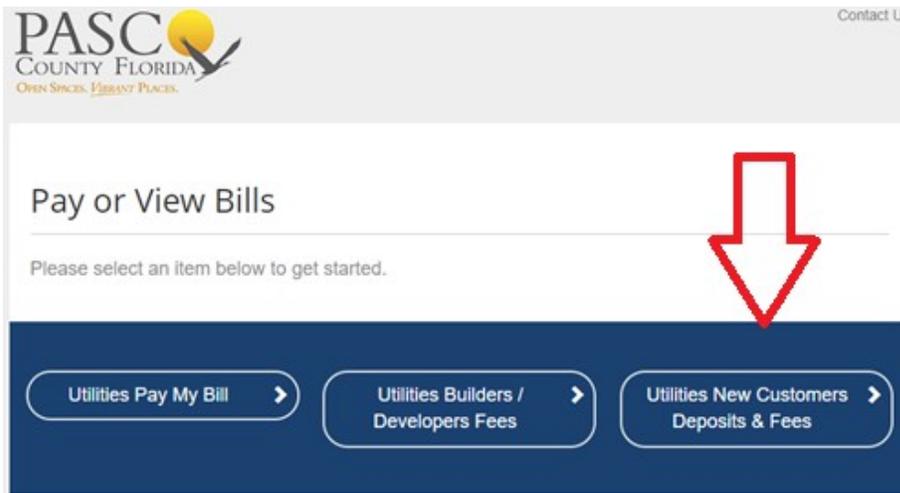
These fees may be paid in three (3) ways:

- 1. Online** – Use our [Online Quick Pay](#) option. Your online account may initially show a \$0.00 balance.

You may need to manually enter the amount owed to proceed with payment.

*Payment Type: Select "Utilities New Customers Deposits & Fees"*

*Required Info: You will need your new Customer and Account numbers listed above.*



2. **By Phone** - Call our automated payment line at 1-855-786-5344. You will need your Customer and Account numbers listed above.

- **Note on Processing Fees: Payments made online or by phone are subject to a processing fee.**
- **Credit/Debit Card: 2.75% of the transaction amount**
- **ACH (Bank Account): \$2.50 flat fee**

3. **In Person / Drop Box** - You can drop off a check or money order at any Pasco County Utilities Customer Service Center.

- **Please write your Customer Number, Account Number, and Service Address on the check or stub.**
- **Drop boxes are available 24/7 at the Land O' Lakes and New Port Richey locations.**

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

**You can register your account with this link [Pasco Easy Pay](#) as soon as you receive your first bill. Please don't try to register before then, as it will cause an error.**

**Electronic Funds Transfer (EFT):** To avoid late fees and make future payments easier, you can sign up for automatic payments from your bank account by completing the [EFT Form](#) and either drop it off at one of our Customer Service Locations listed below, mailing it to the address below, or emailing the signed and completed form back to [Autopay@MyPasco.net](mailto:Autopay@MyPasco.net).

## Office Locations

### East Pasco

14236 Sixth Street, 2<sup>nd</sup> Floor  
Dade City, FL 33523  
Walk-up Services Only

Monday – Friday  
8:30 a.m. – 4 p.m.

### Central Pasco

19420 Central Boulevard  
Land O Lakes, FL 34637  
Drive Through and Lobby  
Services

Monday – Friday  
8:30 a.m. – 4 p.m.

### West Pasco

11355 DeCubellis Road  
New Port Richey, FL 34654  
Drive Through and Lobby  
Services

Monday - Friday  
8:30 a.m. – 4 p.m.

## Mailing Address

Pasco County Utilities  
P.O. Box 2139  
New Port Richey, FL 34656-2139

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



**Angela Alexander**

Customer Service Specialist III  
Utilities CI&S

Pasco County

P 813-235-6012

Pasco County Utilities Administration Building

19420 Central Boulevard

Land O Lakes, FL 34637

[aalexander@mypasco.net](mailto:aalexander@mypasco.net)

[www.mypasco.net](http://www.mypasco.net)



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

CUSA18A7



Phone: (727) 847-8131

**Billing Information**

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

**Transaction Detail**

EFT (Check)  
 XXXXXXXXXXX9075  
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SUBTOTAL			<b>\$244.00</b>
SERVICE FEE			<b>\$2.50</b>
GRAND TOTAL			<b>\$246.50</b>



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: **1745 LODGE GRASS BOULEVARD AMENITY CENTER**

Bill Number: 23941638

Billing Date: 2/3/2026

Billing Period: 1/6/2026 to 2/2/2026

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220823069	1/6/2026	50	2/2/2026	340	27	290
Irrig Potable	232051614	1/6/2026	8	2/2/2026	14	27	6
		1/7/2026		2/2/2026		26	

	Usage History		
	Water	Reclaimed	
February 2026	290	0	6
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		168.82
<b>Past Due</b>		<b>168.82</b>
Current Transactions		
Water		
Water Base Charge		57.59
Water Tier 1	40.0 Thousand Gals X \$2.18	87.20
Water Tier 2	40.0 Thousand Gals X \$3.47	138.80
Water Tier 3	40.0 Thousand Gals X \$6.94	277.60
Water Tier 4	170.0 Thousand Gals X \$9.36	1,591.20
Irrigation		
Water Base Charge		57.59
Water Tier 1	6.0 Thousand Gals X \$3.47	20.82
Adjustments		
Deposit Refund		-2,220.00 CR
<b>Total Current Transactions</b>		<b>10.80</b>

**TOTAL BALANCE DUE \$179.62**

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



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasy pay.pascocountyfl.net](http://pascoeasy pay.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 33609

Account #	1285610
Customer #	01541133
Past Due	168.82
Current Transactions	10.80
<b>Total Balance Due</b>	<b>\$179.62</b>
<b>Due Date</b>	<b>2/20/2026</b>

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

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

Bill Date **02/11/2026**  
 Amount Due **51.22**  
 Current Charges Due **03/06/2026**

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

Comparative Usage Information

Period	Days	Per Day
Feb 2026	31	2
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

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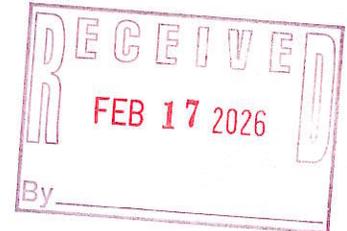
ELECTRIC SERVICE

Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/09	53	02/09	122				69

Previous Balance **49.40**  
 Payment **49.40CR**  
 Balance Forward **0.00**

Customer Charge **39.16**  
 Energy Charge 69 KWH @ 0.06090 **4.20**  
 Fuel Adjustment 69 KWH @ 0.04200 **2.90**  
 FL Gross Receipts Tax **1.19**  
 State Tax **3.30**  
 Pasco County Tax **0.47**

Total Current Charges **51.22**  
 Total Due **51.22**  
 Please Pay **51.22**



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

See Reverse Side For Mailing Instructions

Bill Date: **02/11/2026**

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	<b>03/06/2026</b>
<b>TOTAL CHARGES DUE</b>	<b>51.22</b>
Total Charges Due After Due Date	<b>56.22</b>

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

Bill Date **02/11/2026**  
 Amount Due **61.81**  
 Current Charges Due **03/06/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						
01/09	125	02/09	287				162		

Previous Balance 57.59  
 Payment 57.59CR  
 Balance Forward 0.00

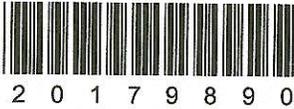
Customer Charge 39.16  
 Energy Charge 162 KWH @ 0.06090 9.87  
 Fuel Adjustment 162 KWH @ 0.04200 6.80  
 FL Gross Receipts Tax 1.43  
 State Tax 3.98  
 Pasco County Tax 0.57

Total Current Charges 61.81  
 Total Due Please Pay 61.81

Comparative Usage Information

Average kWh		
Period	Days	Per Day
Feb 2026	31	5
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.



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

See Reverse Side For Mailing Instructions

Bill Date: 02/11/2026

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	03/06/2026
<b>TOTAL CHARGES DUE</b>	<b>61.81</b>
Total Charges Due After Due Date	66.81

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

Bill Date **02/11/2026**  
 Amount Due **2,664.64**  
 Current Charges Due **03/06/2026**

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				
<b>ELECTRIC SERVICE</b>							

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



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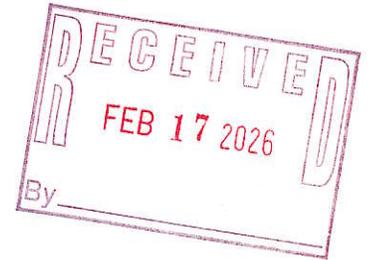
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Previous Balance 2,704.61  
 Payment 2,704.61CR  
 Balance Forward 0.00

Light Energy Charge 11.44  
 Light Support Charge 24.96  
 Light Maintenance Charge 417.56  
 Light Fixture Charge 512.72  
 Light Fuel Adj 1,040 KWH @ 0.04200 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 2,664.64  
 Total Due Please Pay 2,664.64

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: 02/11/2026

Use above space for address change ONLY.

District: OP08



25 2346579 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	03/06/2026
<b>TOTAL CHARGES DUE</b>	<b>2,664.64</b>
Total Charges Due After Due Date	2,704.61

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

Bill Date **02/11/2026**  
 Amount Due **84.60**  
 Current Charges Due **03/06/2026**

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/09	24	02/09	386				362

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Feb 2026	31	12
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.



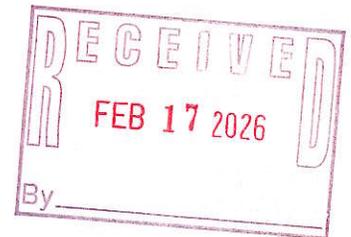
2 0 1 7 9 8 9 0

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Previous Balance 46.10  
 Payment 46.10CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 362 KWH @ 0.06090 22.05  
 Fuel Adjustment 362 KWH @ 0.04200 15.20  
 FL Gross Receipts Tax 1.96  
 State Tax 5.45  
 Pasco County Tax 0.78

Total Current Charges 84.60  
 Total Due Please Pay 84.60



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

See Reverse Side For Mailing Instructions

Bill Date: 02/11/2026

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	03/06/2026
<b>TOTAL CHARGES DUE</b>	<b>84.60</b>
Total Charges Due After Due Date	89.60

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

Bill Date **02/11/2026**  
 Amount Due **63.64**  
 Current Charges Due **03/06/2026**

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							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/09	167	02/09	345				178

Previous Balance 62.38  
 Payment 62.38CR  
 Balance Forward 0.00

Customer Charge 39.16  
 Energy Charge 178 KWH @ 0.06090 10.84  
 Fuel Adjustment 178 KWH @ 0.04200 7.48  
 FL Gross Receipts Tax 1.47  
 State Tax 4.10  
 Pasco County Tax 0.59

Total Current Charges 63.64  
 Total Due Please Pay 63.64

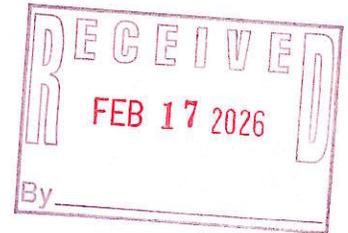
Comparative Usage Information  
Average kWh

Period	Days	Per Day
Feb 2026	31	6
Jan 2026	36	5
Dec 2025	0	0

BILLS ARE DUE WHEN RENDERED  
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Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/11/2026

\_\_\_\_\_  
 \_\_\_\_\_  
 Use above space for address change ONLY.

District: OP08



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	03/06/2026
<b>TOTAL CHARGES DUE</b>	<b>63.64</b>
Total Charges Due After Due Date	68.64

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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

REVISED 2/18/2026 10:30

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Two Rivers East

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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REVISED 2/18/2026 10:30

# Attendance Confirmation

for

BOARD OF SUPERVISORS

---

District Name: Two Rivers East

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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REVISED 2/18/2026 10:30

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers East

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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

REVISED 2/18/2026 10:30

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Two Rivers East

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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

REVISED 2/18/2026 10:30

# TWO RIVERS EAST CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/10/2026

**Payable To** Two Rivers East CDD

**Check Amount** \$119,055.71  
*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  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



**TWO RIVERS EAST**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DEBT SERVICE FUND</b>	<b>CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>						
Cash - Operating Account	\$ 522,593	\$ -	\$ -	\$ -	\$ -	522,593
Accounts Receivable - Off-Roll	341,994	510,175	-	-	-	852,169
Investments:						
Acq. & Const. (Offsite Project)	-	-	159	-	-	159
Acquisition & Construction Account	-	-	968	-	-	968
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	1,483,783	-	-	-	1,483,783
Deposits - Electric	306,191	-	-	-	-	306,191
Deposits - Water	2,808	-	-	-	-	2,808
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
<b>TOTAL ASSETS</b>	<b>\$ 1,182,257</b>	<b>\$ 3,844,205</b>	<b>\$ 1,127</b>	<b>\$ 23,004,811</b>	<b>\$ 25,535,000</b>	<b>\$ 53,567,400</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 2,331	\$ -	\$ -	\$ -	\$ -	2,331
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
<b>TOTAL LIABILITIES</b>	<b>305,179</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,535,000</b>	<b>25,840,179</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	3,844,205	-	-	-	3,844,205
Capital Projects	-	-	1,127	-	-	1,127
Unassigned:	877,078	-	-	23,004,811	-	23,881,889
<b>TOTAL FUND BALANCES</b>	<b>877,078</b>	<b>3,844,205</b>	<b>1,127</b>	<b>23,004,811</b>	<b>-</b>	<b>27,727,221</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,182,257</b>	<b>\$ 3,844,205</b>	<b>\$ 1,127</b>	<b>\$ 23,004,811</b>	<b>\$ 25,535,000</b>	<b>\$ 53,567,400</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,517	\$ 2,517	0.00%
Special Assmnts- Tax Collector	-	763,870	763,870	0.00%
Special Assmnts- CDD Collected	-	344,087	344,087	0.00%
Developer Estimated Contribution	1,240,326	-	(1,240,326)	0.00%
Other Miscellaneous Revenues	-	418	418	0.00%
<b>TOTAL REVENUES</b>	<b>1,240,326</b>	<b>1,110,892</b>	<b>(129,434)</b>	<b>89.56%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	5,000	7,000	41.67%
Construction Accounting	6,000	1,500	4,500	25.00%
ProfServ - Dissemination Agent/Reporting	5,000	3,583	1,417	71.66%
ProfServ - Field Management	12,000	5,000	7,000	41.67%
ProfServ - Info Technology	600	250	350	41.67%
ProfServ - Recording Secretary	2,400	1,000	1,400	41.67%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	17,213	12,787	57.38%
District Engineer	12,500	934	11,566	7.47%
ProfServ - Administration	4,500	1,500	3,000	33.33%
ProfServ - District Management	25,000	10,417	14,583	41.67%
ProfServ - Accounting Services	9,000	4,750	4,250	52.78%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	44	456	8.80%
ProfServ - Rental and Leases	600	381	219	63.50%
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	1,367	(1,267)	1367.00%
ProfServ - Financial/Revenue Collections	5,000	2,083	2,917	41.66%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	875	325	72.92%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>161,526</b>	<b>66,934</b>	<b>94,592</b>	<b>41.44%</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Utility Services</u></b>				
Electric Utility Services	85,000	1,257	83,743	1.48%
Street Lights	190,000	13,406	176,594	7.06%
Water/Waste	2,400	16,235	(13,835)	676.46%
Amenity Internet	900	-	900	0.00%
<b>Total Utility Services</b>	<b>278,300</b>	<b>30,898</b>	<b>247,402</b>	<b>11.10%</b>
<b><u>Other Physical Environment</u></b>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	167,562	362,438	31.62%
Aquatics - Contract	28,500	10,905	17,595	38.26%
Debris Cleanup	9,000	-	9,000	0.00%
Landscape - Irrigation R&M	20,000	1,368	18,632	6.84%
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%
<b>Total Other Physical Environment</b>	<b>729,000</b>	<b>180,235</b>	<b>548,765</b>	<b>24.72%</b>
<b><u>Parks and Recreation</u></b>				
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%
<b>Total Parks and Recreation</b>	<b>71,500</b>	<b>571</b>	<b>70,929</b>	<b>0.80%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,240,326</b>	<b>278,638</b>	<b>961,688</b>	<b>22.46%</b>

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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	-	832,254	832,254	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	200	200	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>200</b>	<b>200</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 832,454	\$ 832,454	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>44,694</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 877,148</b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 44,243	\$ 44,243	0.00%
Special Assmnts- Tax Collector	-	1,139,717	1,139,717	0.00%
Special Assmnts- CDD Collected	1,847,375	614,895	(1,232,480)	33.28%
<b>TOTAL REVENUES</b>	<b>1,847,375</b>	<b>1,798,855</b>	<b>(48,520)</b>	<b>97.37%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	733,441	723,934	50.33%
<b>Total Debt Service</b>	<b>1,847,375</b>	<b>733,441</b>	<b>1,113,934</b>	<b>39.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,847,375</b>	<b>733,441</b>	<b>1,113,934</b>	<b>39.70%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	1,065,414	1,065,414	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(200)	(200)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(200)</b>	<b>(200)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,065,214</u>	<u>\$ 1,065,214</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,778,991</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,844,205</u></b>		

**TWO RIVERS EAST**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 17	\$ 17	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>17</b>	<b>17</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	17	17	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,110</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,127</b>		

# Bank Account Statement

Two Rivers East CDD

**Bank Account No.** 9075

**Statement No.** 02-26

**Statement Date** 02/28/26

<b>G/L Account No. 101001 Balance at 02/28/26</b>	522,593.23	<b>Statement Balance</b>	529,190.29
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	529,190.29
<b>Subtotal</b>	522,593.23	<b>Outstanding Checks</b>	-6,597.06
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	522,593.23
<b>Ending G/L Balance</b>	522,593.23		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
02/10/2026		JE000510	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	198,850.21	198,850.21	0.00
02/12/2026		JE000511	Special Assmnts-CDD Collected	Sunset Park Title Company, LLC - Ck #058829 02/06/202	89.10	89.10	0.00
02/27/2026		JE000512	Interest - Investments	Interest Income	672.18	672.18	0.00
<b>Total Deposits</b>					199,611.49	199,611.49	0.00
<b>Checks</b>							0.00
01/21/2026		1329	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
01/29/2026		1333	KINGS POWER WASHING	Check for Vendor V00052	-570.50	-570.50	0.00
01/29/2026		1334	PASCO COUNTY UTILITIES	Check for Vendor V00042	-2,444.56	-2,444.56	0.00
01/29/2026		1335	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	Check for Vendor V00037	-2,920.08	-2,920.08	0.00
01/29/2026		1336	PASCO COUNTY UTILITIES	Check for Vendor V00042	-1,593.01	-1,593.01	0.00
02/11/2026		1337	TWO RIVERS EAST	Check for Vendor V00027	-119,055.71	-119,055.71	0.00
02/11/2026		DD024	PASCO COUNTY UTILITIES	Payment of Invoice 000593	-2.50	-2.50	0.00
02/11/2026		DD025	PASCO COUNTY UTILITIES	Payment of Invoice 000594	-244.00	-244.00	0.00
02/17/2026		100001	INFRAMARK LLC	Inv: 169083, Inv: 170673	-5,950.55	-5,950.55	0.00
02/19/2026		1338	ANGIE GRUNWALD	Payment of Invoice 000598	-200.00	-200.00	0.00
02/19/2026		1339	CARLOS DE LA OSSA	Payment of Invoice 000602	-200.00	-200.00	0.00
02/19/2026		1340	DOWN TO EARTH	Payment of Invoice 000591	-33,690.21	-33,690.21	0.00
02/19/2026		1341	DOWN TO EARTH	Payment of Invoice 000597	-288.00	-288.00	0.00
02/19/2026		1343	PASCO COUNTY UTILITIES	Payment of Invoice 000596	-10.80	-10.80	0.00
02/19/2026		1345	SITEX AQUATICS LLC	Payment of Invoice 000590	-2,181.00	-2,181.00	0.00

# Bank Account Statement

Two Rivers East CDD

**Bank Account No.** 9075

**Statement No.** 02-26

**Statement Date** 02/28/26

02/19/2026	1346	THOMAS R. SPENCE	Payment of Invoice 000599	-200.00	-200.00	0.00
02/23/2026	JE000513	Bank Fees	Bank Fees (Service Charges)	-292.65	-292.65	0.00
02/26/2026	1347	INFRAMARK LLC	Payment of Invoice 000609	-14.80	-14.80	0.00
<b>Total Checks</b>				-170,058.37	-170,058.37	0.00

## Outstanding Checks

02/19/26	Payment	1342	NICHOLAS J. DISTER	Payment of Invoice 000601		-200.00
02/19/26	Payment	1344	RYAN MOTKO	Payment of Invoice 000600		-200.00
02/26/26	Payment	1348	STRALEY ROBIN VERICKER	Payment of Invoice 000608		-3,271.15
02/26/26	Payment	1349	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000603		-51.22
02/26/26	Payment	1350	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000604		-61.81
02/26/26	Payment	1351	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000605		-2,664.64
02/26/26	Payment	1352	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000606		-84.60
02/26/26	Payment	1353	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000607		-63.64
<b>Total Outstanding Checks</b>						-6,597.06

**TWO RIVERS EAST**  
**Payment Register by Fund**  
For the Period from 02/01/2026 to 02/28/2026  
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100001	02/17/26	INFRAMARK LLC	169083	DEC 25-POSTAGE	POSTAGE	541024-51301	\$8.88
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	ADMINISTRATION	531148-51301	\$375.00
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	CONSTRUCTION ACCOUNTING	531009-51301	\$250.00
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISSEMINATION SERVICES	531012-51301	\$416.67
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	FIELD SERVICES	531016-51301	\$1,000.00
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	RECORDING SECRETARY	531036-51301	\$200.00
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	RENTAL & LEASES	544025-51301	\$50.00
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	100001	02/17/26	INFRAMARK LLC	170673	FEB 26-INFRAMARK MANAGEMENT INVOICE	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1338	02/19/26	ANGIE GRUNWALD	AG-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1339	02/19/26	CARLOS DE LA OSSA	CO-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1340	02/19/26	DOWN TO EARTH	166056	FEB 26-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	534050-53908	\$33,690.21
001	1341	02/19/26	DOWN TO EARTH	167138	FEB 26-IRRIGATION REPAIRS	IRRIGATION REPAIRS	546179-53908	\$288.00
001	1342	02/19/26	NICHOLAS J. DISTER	ND-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1343	02/19/26	PASCO COUNTY UTILITIES	23941638	SERVICE 01/06/26 - 02/02/26	SERVICE 01/06/26 - 02/02/06 FINAL BILL	543021-53150	\$10.80
001	1344	02/19/26	RYAN MOTKO	RM-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1345	02/19/26	SITEX AQUATICS LLC	10719-B	FEB 26-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$2,181.00
001	1346	02/19/26	THOMAS R. SPENCE	TS-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1347	02/26/26	INFRAMARK LLC	171512	JAN 26-POSTAGE	POSTAGE	541024-51301	\$14.80
001	1348	02/26/26	STRALEY ROBIN VERICKER	27924	JAN 26-DISTRICT COUNSEL THRU 01/31/26	PROF SVCS	531146-51301	\$3,271.15
001	1349	02/26/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	021126-2383295	ELECTRIC 01/09/26-02/09/26	ELECTRIC	543006-53150	\$51.22
001	1350	02/26/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	021126-2383287	ELECTRIC 01/09/26-02/09/26	ELECTRIC	543006-53150	\$61.81
001	1351	02/26/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	021126-2346579	ELECTRIC 02/11/26	STREETLIGHTS	543013-53150	\$2,664.64
001	1352	02/26/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	021126-2383281	ELECTRIC 01/09/26-02/09/26	ELECTRIC	543006-53150	\$84.60
001	1353	02/26/26	WITHLACOOCHIEE RIVER ELECTRIC COOPERATIVE	021126-2383285	ELECTRIC 01/09/26-02/09/26	ELECTRIC	543006-53150	\$63.64
001	DD024	02/11/26	PASCO COUNTY UTILITIES	020926 FEE ONLINE	SERVICE FEE	ONLINE PAYMENT SERVICE FEE	543021-53150	\$2.50
001	DD025	02/11/26	PASCO COUNTY UTILITIES	020926 DEP ONLINE	DEPOSIT AND CONNECTION FEE	DEPOSIT	156110-53150	\$180.00
001	DD025	02/11/26	PASCO COUNTY UTILITIES	020926 DEP ONLINE	DEPOSIT AND CONNECTION FEE	ACTIVATION FEE	543021-53150	\$64.00
<b>Fund Total</b>								<b>\$49,578.92</b>

**DEBT SERVICE FUND - 200**

200	1337	02/11/26	TWO RIVERS EAST	02102026-0210	SERIES 2023 FY26 DS	Cash in Transit	103200	\$119,055.71
<b>Fund Total</b>								<b>\$119,055.71</b>

<b>Total Checks Paid</b>	<b>\$168,634.63</b>
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**Down to Earth Landscape & Irrigation**

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

**Estimate: #140363**

**Customer Address**

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

**Billing Address**

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

**Physical Job Address**

Two Rivers East  
1988 Draughton Drive  
Zephyrhills, FL 33541

**Job**

Tree staking (Casa fresca)

**Estimated Job Start Date**

February 20, 2026

**Proposed By**

Dave Towsley

**Due Date**

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$325.00
2x4x8 legs Palm Brace Kit	Box	1	\$50.00	\$50.00
			<b>Subtotal</b>	<b>\$375.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$375.00</b>

- Restake Oak tree located in the pocket park in the Casa Fresca area. Restake with 3 point 2x4 kit

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

Proposed By:

Agreed & Accepted By:

Dave Towsley  
Down to Earth

02/12/2026  
Date

Jayna Cooper 2-12-2026  
Inframark Date

## **Addendum #6 to the Landscape Maintenance Services Agreement (Phase F1)**

This Addendum #6 to the Landscape Maintenance Services Agreement dated May 20, 2025 (this “**Addendum #6**”) is made and entered into as of February 18, 2026, 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 previous additional Addendums 1 through 5 (collectively, 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 #6 as **Exhibit A**. The District and the Contractor each has the authority to execute this Addendum #6 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #6 so that this Addendum #6 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 #6.
2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional common areas (F1) 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 Seven Thousand Four Hundred Eight-Four Dollars and Sixty Cents (**\$7,484.60**) per month.
  - a. Two Rivers East – F1
    - i. Lawncare Maintenance = \$60,499.79 Annually
    - ii. Irrigation Inspection = \$3,161.60 Annually
    - iii. Fertilization/Pest Control = \$26,153.85 Annually
  - b. GRAND ADDITIONAL TOTAL = \$89,815.24 Annually
  - c. **GRAND ADDITIONAL TOTAL MONTHLY = \$7,484.60**
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:  
*Tom Lazarro*  
By: \_\_\_\_\_  
Name: Tom Lazarro  
Title: CEO

**Two Rivers East  
Community Development District**

Signed by:  
*Carlos de la Ossa*  
Name: Carlos de la Ossa  
Title: Chair of the Board of Supervisors

## Landscape Maintenance Proposal

Attn: **Two Rivers East**

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

### ***Two Rivers East – F1***

### Landscape Maintenance Summary

<b>Lawncare Maintenance</b>		<b>\$ 60,499.79</b>	<b>Annually</b>
<b>Irrigation Inspection</b>		<b>\$ 3,161.60</b>	<b>Annually</b>
<b>Fertilization/Pest Control</b>		<b>\$ 26,153.85</b>	<b>Annually</b>

<b>Grand Total Annually</b>	<b>\$ 89,815.24</b>
<b>Grand Total Monthly</b>	<b>\$ 7,484.60</b>

**Down To Earth**

**Name** \_\_\_\_\_

**Title** \_\_\_\_\_

\_\_\_\_\_  
**Signature** **Date**

## Scope Calendar

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

Service Map



Two Rivers East F1



**TWO RIVERS EAST CDD**

**FIELD INSPECTION REPORT-MARCH- DOWN TO EARTH**

Tuesday, February 24, 2026

Prepared For Board Of Supervisors

22 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

**Completed**

**Scheduled/Monitoring**

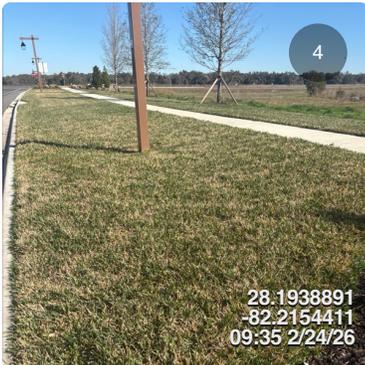
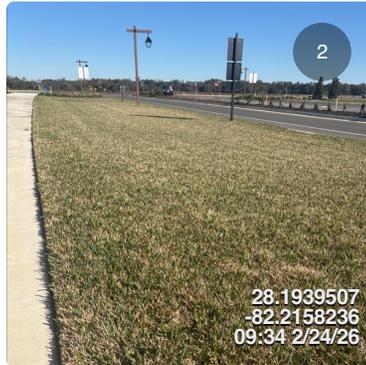
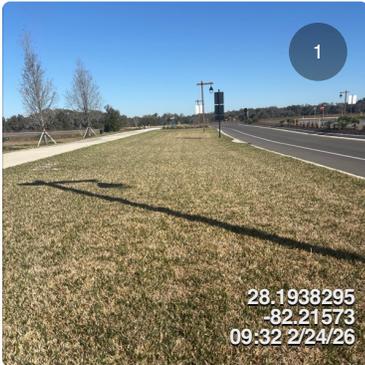
**Not completed/No response**

# Item 1- Lodge Grass Blvd

Assigned To: Down To Earth

## Turf Condition – Lodgegrass (Entrance at SR 56)

The turf along Lodgegrass, including the entrance at SR 56, sustained cold front damage several weeks ago. The area was fertilized approximately two weeks ago and is beginning to show improvement, with gradual green-up observed. Down to Earth will continue to monitor the turf's recovery progress.



## Item 2- Lodge Grass Blvd

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

### Landscape Bed – Lodgegrass (Entrance at SR 56)

The landscape beds located at the entrance off SR 56 along Lodgegrass contains a small amount of weeds that should be treated with a selective herbicide. The beds have been soft-edged; however, St. Augustine runners should be removed to improve overall appearance. Crack weeds are also present along the curb on the exit side heading toward SR 56 and should be addressed.



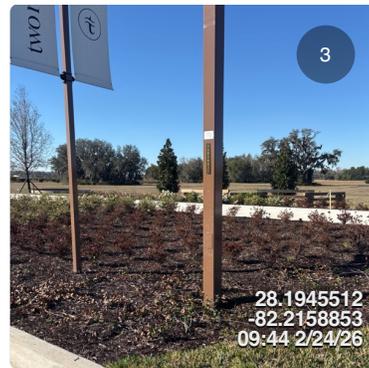
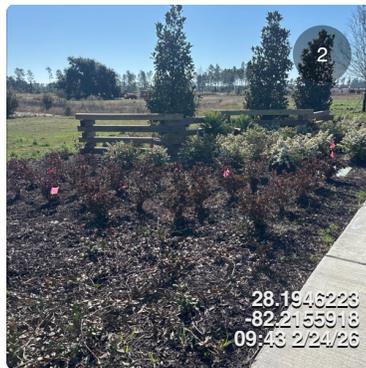
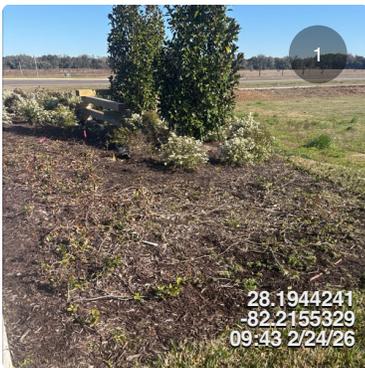
### Item 3- Lodge Grass Blvd

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

#### Plant Material – Lodgegrass Entrance (SR 56)

The plant material at the Lodgegrass entrance off SR 56 sustained significant damage from the recent cold snap. A drive-through inspection was conducted on February 26 to assess overall recovery. Based on the evaluation, plant material will continue to be monitored, with recommendations forthcoming for cutbacks and any necessary replacements as recovery progresses.

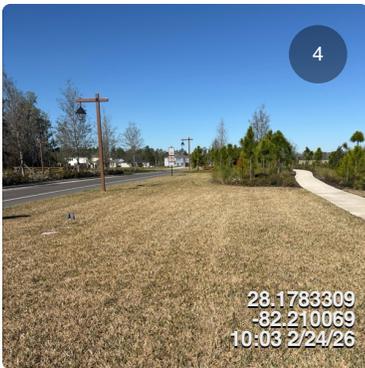
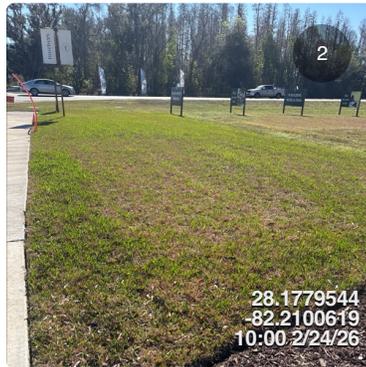
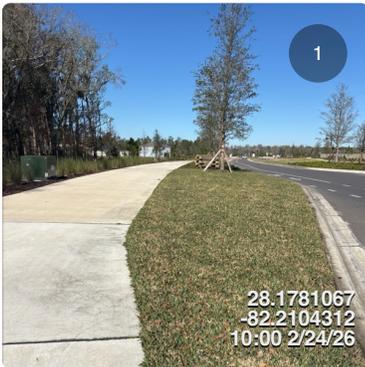


# Item 4- Lodge Grass Blvd & U.S 301

Assigned To: Down To Earth

## Turf Condition – Entrance at US 301 & Lodge Drive Blvd

The turf at the entrance of US 301 and Lodge Drive Blvd sustained stress and discoloration from the recent cold snap. Recovery is underway, with gradual green-up observed, though some areas remain slower to respond than others. The turf will continue to be monitored to ensure steady improvement.



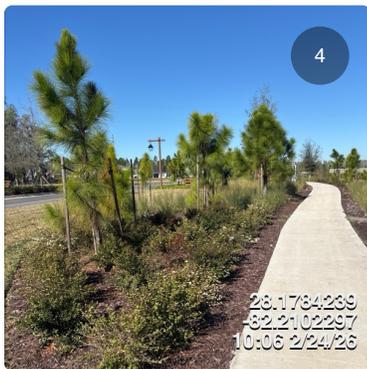
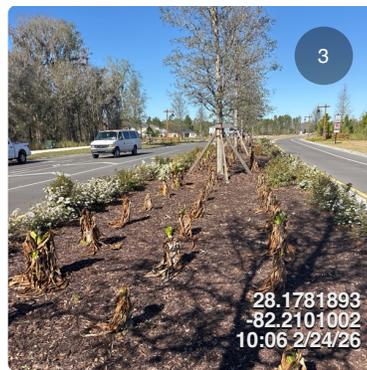
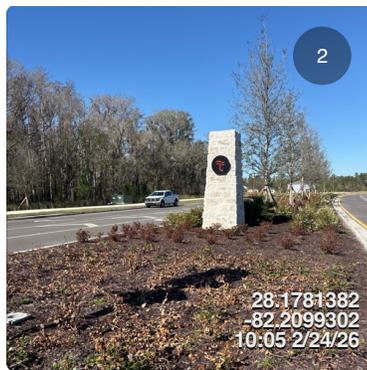
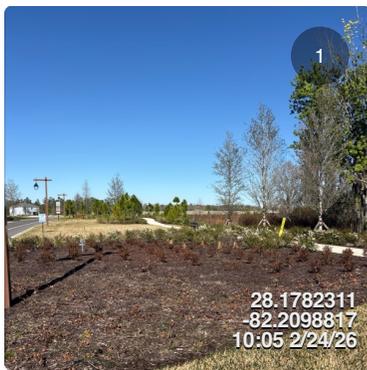
# Item 5- Lodge Grass & US 301

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

## Plant Material – Entrance at US 301 & Lodge Drive Blvd

The plant material at the entrance, particularly the azaleas and walters in the center island, sustained significant damage from the recent cold snap. Crinum lilies in the center island and elsewhere throughout the entrance were also impacted. New growth is beginning to emerge. Down to Earth is to remove all dead material from the crinum lilies to encourage continued recovery and healthy regrowth

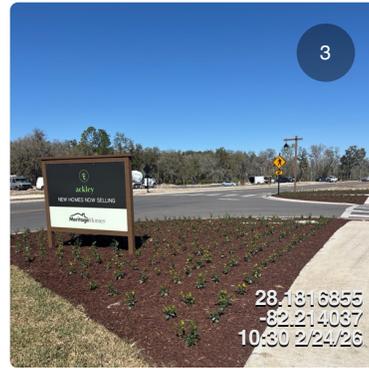
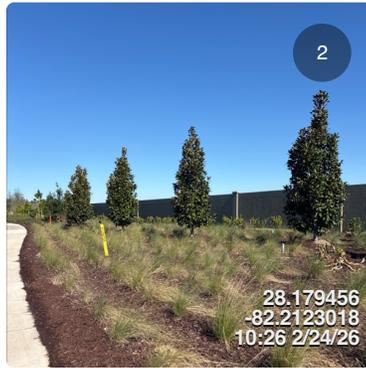
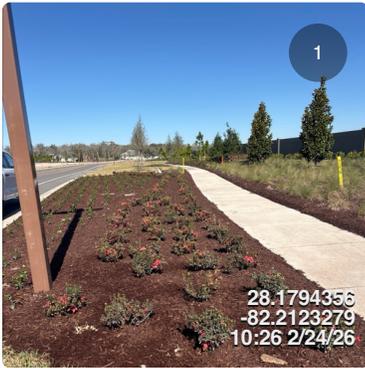


# Item 6- Lodge Grass Blvd

Assigned To: Down To Earth

Plant Material – Northeast Side of Lodgegrass Blvd

Not all plant material sustained damage from the recent cold front. Ornamental grasses and other plantings along the northeast side of Lodgegrass Blvd are showing recovery. Trees are well-maintained, and fertility is being maintained to support continued growth.

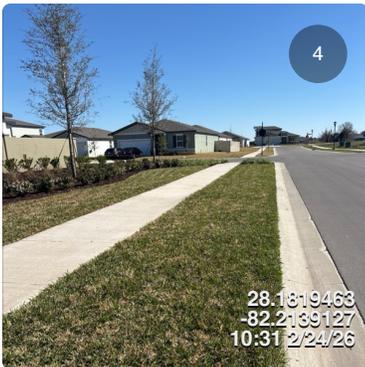
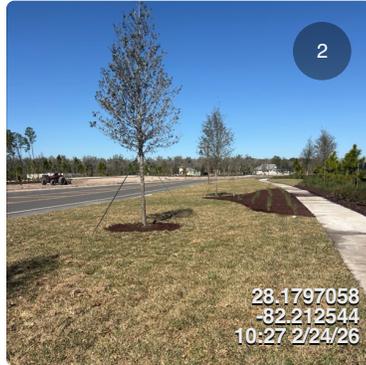


# Item 7- Lodge Grass Blvd (NE Turf)

Assigned To: Down To Earth

Turf – Northeast Side of Lodgegrass Blvd

The turf along the northeast side of Lodgegrass Blvd is showing signs of recovery following the recent cold front. Fertility treatments are supporting new growth, and the area will continue to be monitored to track ongoing improvement.



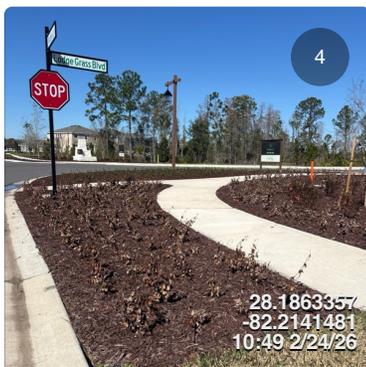
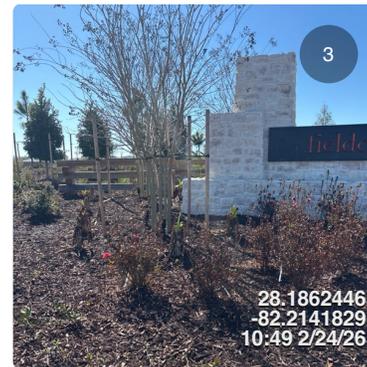
## Item 8- Lodge Grass Blvd

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

### Plant Material – Northeast Side of Lodgegrass (Ackley Entrance to Fieldcrest Monument)

While not all plant material along the northeast side of Lodgegrass was affected by the recent cold front, some plantings near the monument areas sustained damage. Fertility is being maintained to support recovery. A drive-through inspection was conducted on February 26 to evaluate which plant material will recover, require cutback, or may need replacement.

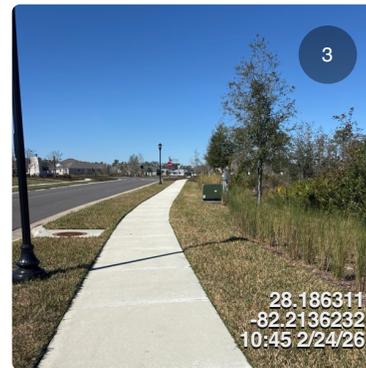
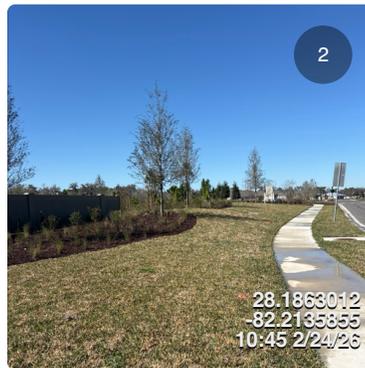
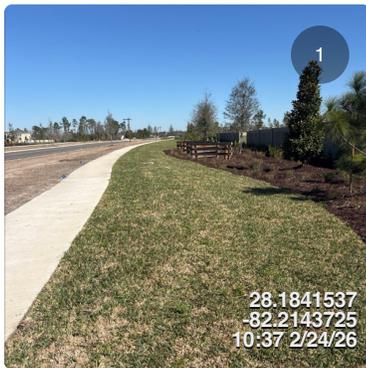


## Item 9- Turf

Assigned To: Down To Earth

Turf – Lodgegrass to Fieldcrest (Including Verdure Ln)

The turf along Lodgegrass heading toward Fieldcrest, including the area off Verdure Ln, is showing signs of recovery following recent cold front damage. Fertility treatments are supporting new growth. Some areas contain weeds and will need treatment. The turf will continue to be monitored to track ongoing improvement.



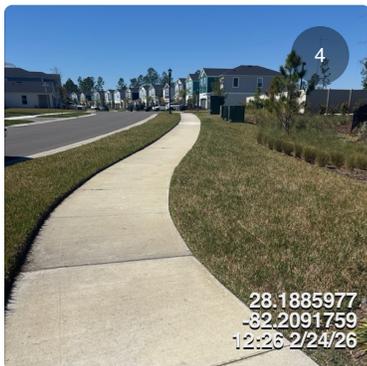
**Item 10- Sagemoor Dr.**

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

**Pocket Park – Stillview Pass & Sagemoor Dr**

The liriopie in the pocket park at the corner of Stillview Pass and Sagemoor Dr was not damaged by the recent cold snap. Weeds are present in the beds, and Down to Earth is currently removing them. Some plant material sustained cold snap damage and will continue to be monitored. Crack weeds along the sidewalks need treatment with a selective herbicide. Turf, which was also impacted by the cold snap, is showing signs of recovery and will continue to be monitored.



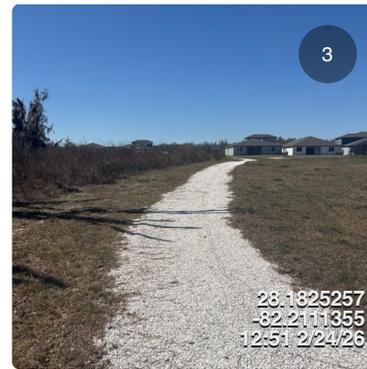
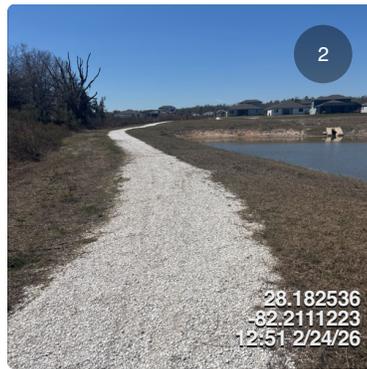
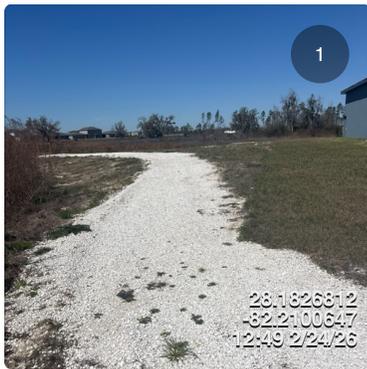
# Item 11- Shell Path

Due By: Monday, March 16, 2026

Assigned To: Down To Earth

## Shell Path – Maintenance Needs

The shell path requires soft edging to separate the grass from the shell. Weeds that have encroached into the shell and are growing through it need to be treated with a selective herbicide. Any dead grass or weeds should be removed to maintain a clean appearance.

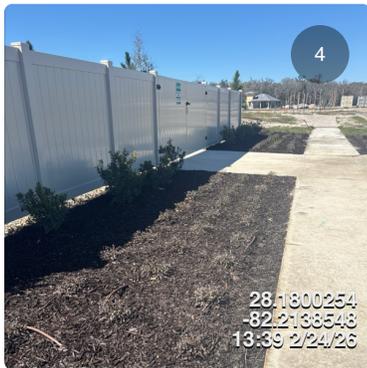
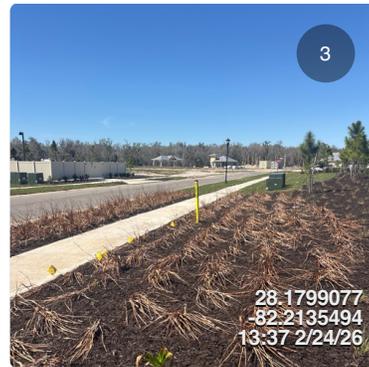
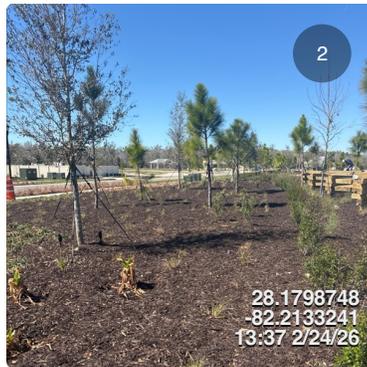
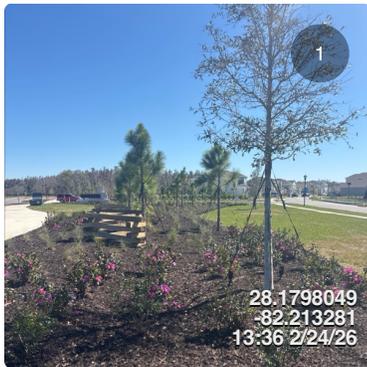


**Item 12-**

**Due By: Monday, March 16, 2026**

**Assigned To: Juniper**

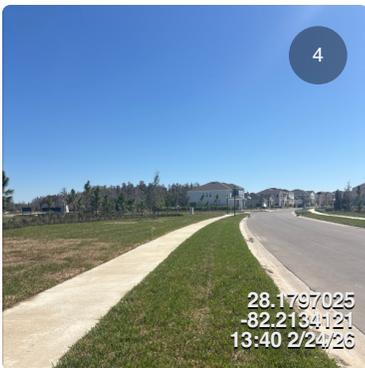
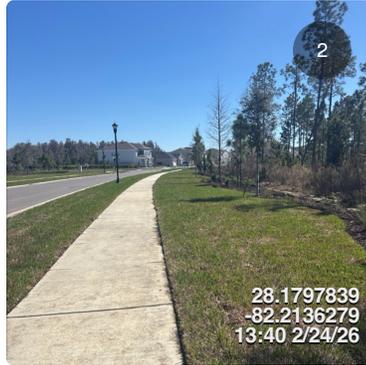
Not all plant material was affected by the cold snap. Some plants remain healthy and well-maintained, with good fertility. However, other plants were significantly impacted, including some liriopie at the corner of Broward Drive and Flora Ridgeway. will continue to monitor these areas along with Juniper to determine what can be saved, cut back, or replaced.



# Item 13- Broward Dr

Assigned To: Juniper

On Lodge Grass, toward Flora Ridge way and into the lennar section, the turf is showing signs of improvement following the recent cold snap. While some areas are still struggling, overall turf fertility is improving, and recovery is evident.

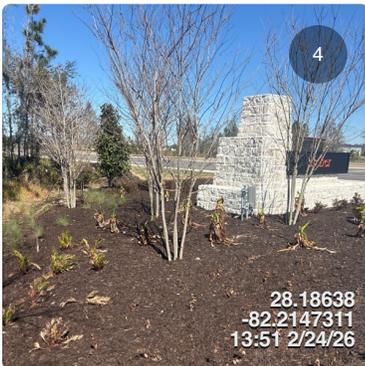
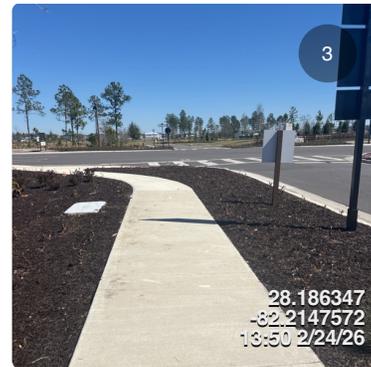
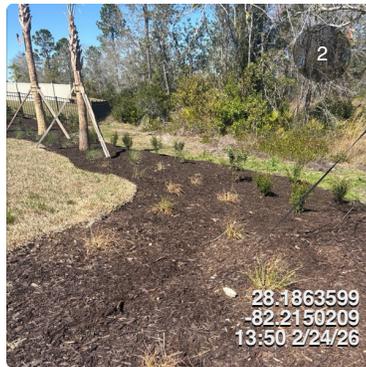
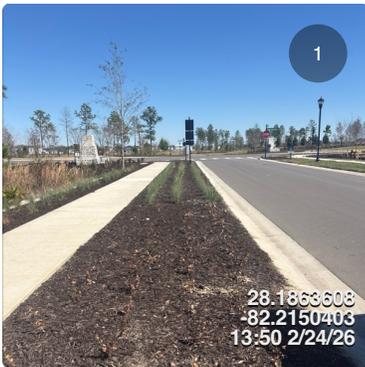


# Item 14- Steeple Spring Ln

Due By: Monday, March 16, 2026

Assigned To: Juniper

The plant material at the entrance of Archer off Steeple Spring Ln sustained cold snap damage, with the most significant impact observed on the Confederate jasmine, azaleas, crinum lilies, and some ornamental grasses. A drive-through was conducted on February 26 to assess all damaged plant material and determine what will be cut back, saved, or replaced.

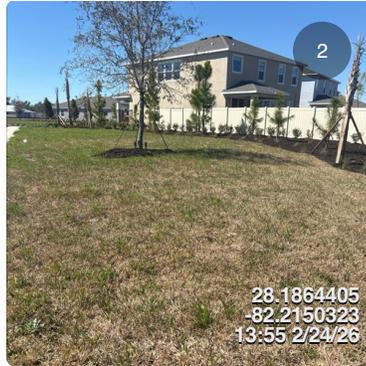
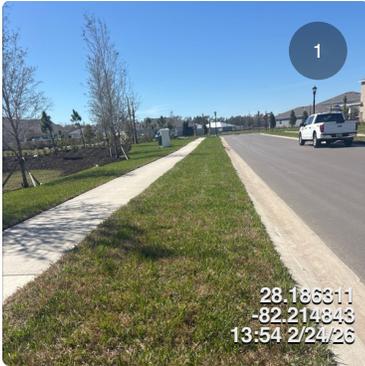


# Item 15- Turf

Due By: Monday, March 16, 2026

Assigned To: Juniper

The turf in the Archer section heading toward Stratten Drive sustained cold snap damage but has shown signs of improvement. will continue to monitor these turf areas to ensure ongoing recovery.

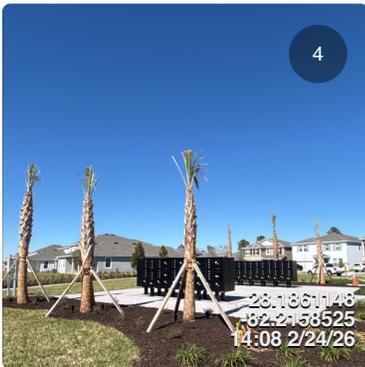


**Item 16- Mail Kiosk ( Archer )**

Due By: Monday, March 16, 2026

Assigned To: Juniper

The plant material in the pocket park by the mailboxes on Stratten Drive was not entirely affected by the cold front. Azaleas and crinum lilies sustained damage, while the sabal palms were not impacted and remain healthy with good overall condition

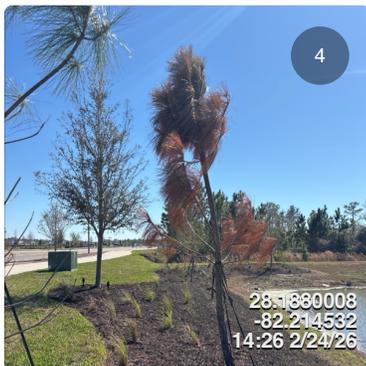
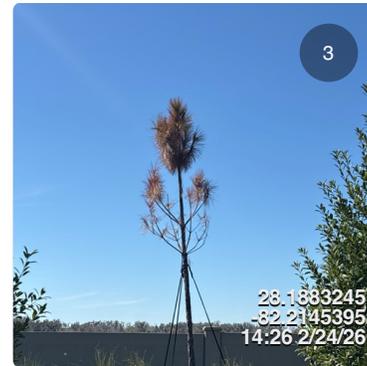
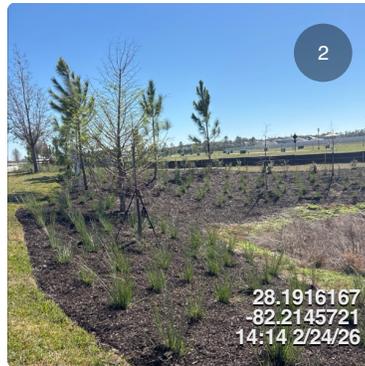
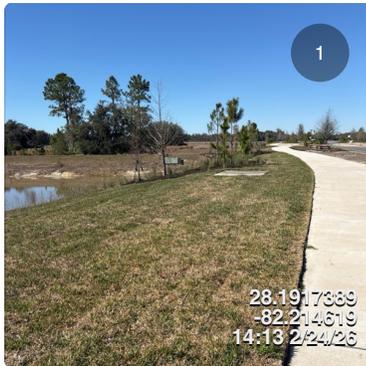


## Item 17- Lodge Grass

Due By: Monday, March 16, 2026

Assigned To: Juniper

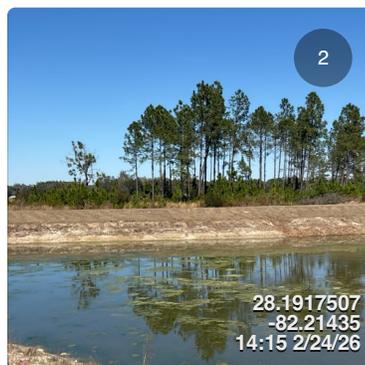
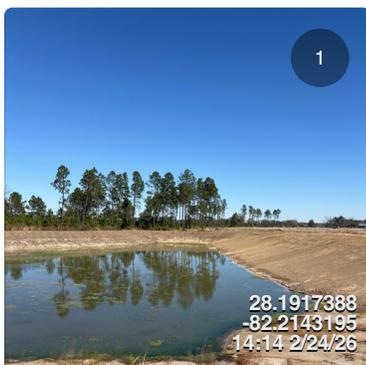
On Lodgegrass, just before Hillridge Trl and near the beginning of the wall heading toward the Archer monument, one pine tree is showing signs of decline. Additionally, just past the Archer monument heading toward the second Archer monument on Steeple Spring Ln, two additional pine trees are in decline and will need to be monitored.



## Item 18- Pond

Assigned To: Sitex Aquatics

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



### Item 19- Pond CF3

Due By: Monday, March 16, 2026

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has begun to die off however, there is trash present on the water edges that will need to be removed.

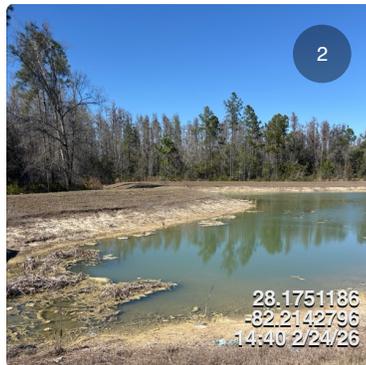
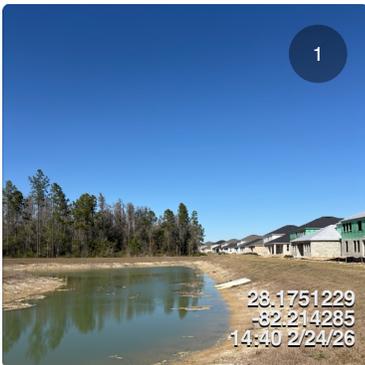


### Item 20- Pond L8

Due By: Monday, March 16, 2026

Assigned To: Sitex Aquatics

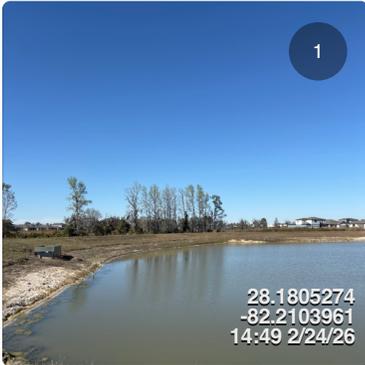
The pond was treated for Shoreline weeds, along with cattail which have died off however, there is trash present along the waters edge that would need to be removed.



### Item 21- Pond M3

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has died off.



### Item 22- Pond M4

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has died off along with the shoreline weeds

