

*Two Rivers West  
Community Development  
District*

February 17, 2026

Agenda Package

**TEAMS MEETING INFORMATION**

MEETING ID: 224 779 961 996 3      PASSCODE: F7AZ3qT6

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2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

**CLEAR PARTNERSHIPS**



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RESPECT

# Two Rivers West 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, February 17, 2026, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **February 17, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

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

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

1. **CALL TO ORDER/ROLL CALL**
2. **UPDATE ON OFF-ROLL COLLECTIONS**
3. **PUBLIC COMMENTS**  
*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
4. **BUSINESS ITEM**
5. **CONSENT AGENDA**
  - A. Approval of the Regular Meeting Minutes of January 20, 2026
  - B. Consideration of Operation and Maintenance Expenditures January 2026
  - C. Acceptance of the Financials and Approval of the Check Register for January 2026
  - D. Ratification of the Kings Power Washing Proposal 10232
  - E. Ratification of Down to Earth Proposal 139821
6. **STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
    - i. Community Inspection Report
  - C. District Engineer
7. **BOARD MEMBERS' COMMENTS**
8. **ADJOURNMENT**



- 43 **E. Ratification of the Bayhead Ecological Solutions Tree Buffer Removal**
- 44 **F. Ratification of the Down To Earth Landscape & Irrigation Pond Bahia**
- 45 **Replacement Proposal #135741**
- 46 **G. Ratification of the Down To Earth Landscape & Irrigation Mulch**
- 47 **Proposal#132861**
- 48 **H. Ratification of the Down To Earth Addendum # 9 Landscape Maintenance Service**
- 49 **Agreement**
- 50 **I. Ratification of the Down To Earth Landscape & Irrigation Proposal # 137516**

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

54  
55 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

56 **A. District Counsel**

57 **B. District Manager**

58 There being no reports, the next item followed.

59 **i. Community Inspections Report**

60 The Community Inspections Report was presented, a copy of which was included  
61 in the agenda package. Mr. Gandarilla provided updates/pending items.

62 **C. District Engineer**

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

64  
65 **SIXTH ORDER OF BUSINESS**

**Board Members' Comments**

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

67  
68 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

69 There being no further business,  
70

71 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all  
 72 in favor, the meeting was adjourned at 11:39 a.m. 5-0

73  
74  
75  
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77 \_\_\_\_\_  
78 Jayna Cooper/Rollamay Turkoane  
District Manager

77 \_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**TWO RIVERS WEST CDD**  
**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	1/5/2026	163823	\$78,649.21			LANDSCAPE CONTRACT
Down To Earth	1/5/2026	163838	\$2,634.32			LANDSCAPE CONTRACT C1A AND B3 ADDITIONS
Down To Earth	1/14/2026	164415	\$2,980.00			LANDSCAPE SERVICES
Down To Earth	1/14/2026	164416	\$271.00			IRRIGATIONS REPAIRS
Down To Earth	1/26/2026	164988	\$17,793.00		\$102,327.53	POND MAINTENANCE
INFRAMARK LLC	1/20/2026	169085	\$16.28			POSTAGE
JUNIPER LANDSCAPING OF FLORIDA LLC	1/1/2026	375625	\$8,130.41			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS LLC	1/1/2026	10633-B	\$13,499.00			AQUATIC MAINTENANCE
STANTEC CONSULTING	1/14/2026	2511232	\$3,726.25			ENGINEERING SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$127,699.47</b>			
<b>Variable Contract</b>						
PASCO COUNTY UTILITIES	1/21/2026	23804676	\$30.30			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805281	\$388.85		\$419.15	WATER
STRALEY ROBIN VERICKER	1/14/2026	27844	\$2,697.25			PROFESSIONAL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$3,116.40</b>			
<b>Utilities</b>						
PASCO COUNTY UTILITIES	12/30/2025	123025-FEE-ONLINE	\$1.85			FEE FOR ONLINE PAYMENT
PASCO COUNTY UTILITIES	12/17/2025	23627106	\$6.06			WATER 11/05/25-12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23627107	\$35.35			SERVICE 11/05/25-12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23627340	\$34.76			WATER 11/05/25-12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23627612	\$105.71			WATER 11/05/25-12/05/25
PASCO COUNTY UTILITIES	1/14/2026	23769877	\$71.27			WATER
PASCO COUNTY UTILITIES	1/14/2026	23769858	\$71.03			WATER
PASCO COUNTY UTILITIES	1/21/2026	23806609	\$60.60			WATER
PASCO COUNTY UTILITIES	1/13/2026	23809336	\$11.00			SERVICE 12/05/25 - 01/09/26
PASCO COUNTY UTILITIES	1/21/2026	23806143	\$12.10			SERVICE 12/05/25 - 01/06/26
PASCO COUNTY UTILITIES	1/21/2026	23806416	\$298.68			SERVICE 12/05/25 - 01/06/26
PASCO COUNTY UTILITIES	1/21/2026	23806623	\$143.42			WATER

**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	1/21/2026	23806610	\$43.43			WATER
PASCO COUNTY UTILITIES	1/21/2026	23806414	\$20.20			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805977	\$83.83			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805976	\$13.13			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805911	\$687.20			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805057	\$156.55			SERVICE 12/05/25 - 01/06/26
PASCO COUNTY UTILITIES	1/21/2026	23804942	\$16.16			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804673	\$3.03			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804610	\$152.51			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804609	\$1,311.99			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804602	\$183.82			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805283	\$180.79			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805282	\$14.14			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805975	\$476.72			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805291	\$265.63			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805287	\$81.81			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805286	\$74.74			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805285	\$128.27			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805284	\$424.20			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804674	\$288.86		\$5,458.84	WATER
TAMPA ELECTRIC	12/26/2025	122625-4216	\$7,540.83			ELECTRIC
TAMPA ELECTRIC	12/26/2025	122625-8668	\$22,315.91			ELECTRIC
TAMPA ELECTRIC	12/29/2025	122925-3866	\$799.23			ELECTRIC
TAMPA ELECTRIC	12/29/2025	122925-4051	\$1,118.91			ELECTRIC
TAMPA ELECTRIC	1/13/2026	011326-211035616468	\$204.29			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-221009539331	\$20.98			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-221009418650	\$82.24			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036592312	\$21.28			ELECTRIC

**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA ELECTRIC	1/15/2026	011526-211036317181	\$36.46			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036166943	\$63.52			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036337031	\$18.72			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036287970	\$22.83			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036116740	\$31.22			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036147331	\$30.40			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036089145	\$35.59			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036089111	\$20.98			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036127242	\$32.34			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036297391	\$31.52			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035184756	\$34.78			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035858003	\$20.98			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035150245	\$33.64			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211034856834	\$78.73			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035125395	\$32.02			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035135774	\$38.03			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035174120	\$37.22			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211034856826	\$34.37			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035097206	\$38.98			ELECTRIC

**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA ELECTRIC	1/21/2026	012126-221009530827	\$2,838.56		\$35,614.56	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$41,073.40</b>			
<b>Regular Services</b>						
ANGIE GRUNWALD	1/20/2026	AG-012026	\$200.00			BOARD 01/20/26
CARLOS DE LA OSSA	1/20/2026	CO-012026	\$200.00			BOARD 01/20/26
Down To Earth	1/23/2026	164955	\$31,782.86			MULCH INSTALLATION
Down To Earth	1/23/2026	164956	\$1,158.00			LANDSCAPE MAINTENANCE CONTRACT
Down To Earth	1/23/2026	164956	\$220.00			IRRIGATION REPAIRS
Down To Earth	1/23/2026	164956	\$3,864.46	\$5,242.46	\$37,025.32	PLANT REPLACEMENT
NICHOLAS J. DISTER	1/20/2026	ND-012026	\$200.00			BOARD 01/20/26
RYAN MOTKO	1/20/2026	RM-012026	\$200.00			BOARD 01/20/26
THOMAS R. SPENCE	1/20/2026	TS-012026	\$200.00			BOARD 01/20/26
<b>Regular Services Subtotal</b>			<b>\$38,025.32</b>			
<b>Additional Services</b>						
Down To Earth	12/26/2025	162947	\$2,926.44			SEASONAL FLOWER CHANGE
TWO RIVERS WEST CDD	1/5/2026	01052026-0105	\$1,624.56			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	1/9/2026	01092026-0109	\$21,935.12			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	1/9/2026	01092026-0109	\$3,235.97	\$25,171.09	\$26,795.65	SERIES 2024 FY26 DS
<b>Additional Services Subtotal</b>			<b>\$29,722.09</b>			
<b>TOTAL</b>			<b>\$239,636.68</b>			

**Down to Earth Landscape & Irrigation**

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



Invoice: #163823

January 2026

**Customer**

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

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

**Project/Job**

Two Rivers West Contract (2026)  
Estimate # 134879

**Invoice Date**

1/5/2026

**Date Due**

2/19/2026

**Terms**

Net 45

**Customer PO #**

<b>Invoice Details</b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>#134879 - Two Rivers West Contract (2026)</b>				<b>\$78,649.21</b>
<b>LCR003: Pond Maintenance</b>				<b>\$6,041.70</b>
<b>LCR003: Culdesac and Colston Ave / Blvd Median - Start 3/26/25</b>				<b>\$7,354.29</b>
<b>LCR003: D2 Pond Maintenance - Start 12/16/24</b>				<b>\$1,570.85</b>
<b>LCR003: Pond Bank Maint (3 Ponds) - Start 1/27/25</b>				<b>\$1,302.32</b>
<b>LCR003: Pond Bank Maint (14 Ponds) - Start 1/27/25</b>				<b>\$4,918.96</b>
<b>LCR003: Pond Bank Maint (13 Ponds) - Start 1/27/25</b>				<b>\$5,116.75</b>
<b>LCR003: Roadway Addendum 2 - Start 1/27/25</b>				<b>\$1,219.92</b>
<b>LCR003: Roadway Addendum 3 - Start 1/27/25</b>				<b>\$1,611.13</b>
<b>LCR003: Additional Common Areas - Start 4/7/25</b>				<b>\$3,447.90</b>
<b>LCR003: Additional Common Areas - Start 5/19/2025</b>				<b>\$11,772.90</b>
<b>LCR003: Added Areas - Start 7/1/25</b>				<b>\$12,104.70</b>
<b>LCR003: Additional Common Areas - Start 7/21/25</b>				<b>\$8,189.99</b>
<b>LCR003: Additional Areas - Start 8/11/25</b>				<b>\$4,785.26</b>
<b>LCR003: D2 Entrance - Start 12/1/25</b>				<b>\$1,516.52</b>
<b>LCR003: D4 Taylor Morrison - Start 12/1/25</b>				<b>\$6,883.41</b>
<b>LCR003: D1 Roundabout - Start 12/1/25</b>				<b>\$812.61</b>

**Billing Questions**

[Theresa.Kodlin@Down2earthinc.com](mailto:Theresa.Kodlin@Down2earthinc.com)

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is

Subtotal

\$78,649.21

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

[nicola.rogini@downtoearthinc.com](mailto:nicola.rogini@downtoearthinc.com)

(321) 228-5717

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

no fee for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeri.com/ebpp/DownToEarth/>

Sales Tax	\$0.00
<b>Total</b>	<b>\$78,649.21</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$78,649.21</b>

**Down to Earth Landscape & Irrigation**

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



Invoice: #163838

January 2026

**Customer**

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

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

**Project/Job**

Two Rivers West Contract (2026)  
Estimate # 134879

**Invoice Date**

1/5/2026

**Date Due**

2/19/2026

**Terms**

Net 45

**Customer PO #**

<b>Invoice Details</b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>#134879 - Two Rivers West Contract (2026)</b>				<b>\$2,634.32</b>
<b>C1A and B3 Additions - Start 1/1/26</b>				<b>\$2,634.32</b>

**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.

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<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$2,634.32
Sales Tax	\$0.00
<b>Total</b>	<b>\$2,634.32</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$2,634.32</b>

**Down to Earth Landscape & Irrigation**

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



Invoice: #164415

January 2026

**Customer**

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

Wesley Chapel, FL 33544

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Project/Job**

Sod Replacement around Pond Hammock  
Estimate # 135741

**Invoice Date**

1/14/2026

**Date Due**

1/29/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#135741 - Sod Replacement around Pond Hammock				<b>\$2,980.00</b>
<ul style="list-style-type: none"> <li>Partially sod around Hammock pond near model center. Pond level is low and looks unsightly, use bahia sod around the bottom approx. 5ft down. 2 pallets</li> <li>Rake out to level some of the larger ruts.</li> <li>Once the water level raises this area will be underwater, This will also help stabilize pond bank</li> <li>Additional time needed due to heavy slop and minimal access with equipment</li> <li>Proposal requested by Arturo</li> </ul>				

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.

LCE025: Tree/Plant Installation				\$2,980.00
Site Prep, Removal, & Disposal (E) (Labor)				\$1950.00
Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00
Bahia Sod installed (E) (Kit)	Square Foot	800.00	\$1.10	\$880.00

<p><b>Billing Questions</b>  <a href="mailto:Theresa.Koglin@Down2earthinc.com">Theresa.Koglin@Down2earthinc.com</a>  (321) 228-5717</p> <p>Visit us at <a href="https://dtlandscape.com">https://dtlandscape.com</a> for all other questions or concerns.</p>	To make payment by <b>ACH (electronic check)</b> or <b>credit card</b> , please click the link below. There is <b>no fee</b> for ACH payments, and a <b>3% processing fee</b> for credit card payments. <a href="https://huntington.billeri.com/ebpp/DownToEarth/">https://huntington.billeri.com/ebpp/DownToEarth/</a>	Subtotal	\$2,980.00
		Sales Tax	\$0.00
		<b>Total</b>	<b>\$2,980.00</b>
		Credits/Payments	(\$0.00)
		<b>Balance Due</b>	<b>\$2,980.00</b>

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**Down to Earth Landscape & Irrigation**

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

**Estimate: #135741**

**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 West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
Sod Replacement around Pond	January 9, 2026	Brent T Franklin	

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$1,950.00
Bahia Sod installed (E)	Square Foot	800	\$1.10	\$880.00
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
			<b>Subtotal</b>	<b>\$2,980.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$2,980.00</b>

- Partially sod around Hammock pond near model center. Pond level is low and looks unsightly, use bahia sod around the bottom approx. 5ft down. 2 pallets
- Rake out to level some of the larger ruts.
- Once the water level raises this area will be underwater, This will also help stabilize pond bank
- Additional time needed due to heavy slop and minimal access with equipment
- Proposal requested by Arturo

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

Proposed By:

Agreed & Accepted By:

**Brent T Franklin**  
Down to Earth

12/17/2025

Date

*Jayna Cooper*

12-17-25

Inframark

Date

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

**Down to Earth Landscape & Irrigation**

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



Invoice: #164416

January 2026

**Customer**

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

Wesley Chapel, FL 33544

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Project/Job**

Invoice Irrigation Form December  
Estimate # 136699

**Invoice Date**

1/14/2026

**Date Due**

1/29/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#136699 - Invoice Irrigation Form December				<b>\$271.00</b>
<b>LCE006: Irrigation Repairs</b>				<b>\$271.00</b>
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	3.00	\$40.00	\$120.00
4" Irrigation Rotor Repaired/ Replaced/ Relocated (Kit)	Each	1.00	\$45.00	\$45.00
Standard Irrigation Nozzle Replaced (Kit)	Each	2.00	\$8.00	\$16.00
Drip Line (Kit)	Foot	2.00	\$2.50	\$5.00
Drip Line Fittings (Kit)	Each	13.00	\$3.00	\$39.00
Funny Pipe Repair (Kit)	Foot	2.00	\$3.00	\$6.00
Funny Pipe Fittings (Kit)	Each	5.00	\$3.00	\$15.00
Bubbler Added/ Replaced (Kit)	Each	1.00	\$25.00	\$25.00

**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	\$271.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$271.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$271.00</b>

# Irrigation Service Report

## General Information

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**Technician:** Shathcoat

**Customer:** Two Rivers West

**Branch:** Tampa

**Report Type:** DEC. IRR.-REPORT

**Controller Name:** RYALS FIELD-TIMER

**Date:** Dec. 23, 2025

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** HUNTER ACC-2

**POC Info:** Reclaimed

**Pump Status Type:** Reclaimed

## Programs

**Program Name:** A

**Start Time:** 7 p.m.

**Seasonal Adjustment:** 100

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

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**Program Name:** B

**Start Time:** 7 p.m.

**Seasonal Adjustment:** 100

**Run Days:** tuesday,thursday,saturday

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**Program Name:** C

**Start Time:** 5 a.m.

**Seasonal Adjustment:** 100

**Run Days:** tuesday,thursday,friday,sunday

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# Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Rotor	Spray	Drip	Drip	Spray	Spray	Drip
Program Type	A	A	B	B	A	A	B
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 25 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes	Yes	No
Billable Repairs	Yes	Yes	Yes	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<b>Billable Items:</b> <b>1. Irrigation Rotor</b> Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<b>Billable Items:</b> <b>1. Irrigation Spray Head</b> Repaired/Replaced/Relocated Item Type: 6" Qty: 1 <b>2. Irrigation Nozzle</b> Replaced Item Type: Standard Qty: 1	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2

# Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Spray	Drip	Drip	Spray	Drip	Rotor
Program Type	B	A	B	B	A	B	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 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	No	Yes
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Feet Used Qty: 2 <b>2. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>			

## Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Spray	Spray	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
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 12 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Drip	Drip	Drip	Rotor	Drip	Rotor
Program Type	A	B	B	B		B	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 20 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 12 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	Yes	No	No	No	Yes	No	Yes
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

# Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Spray	Drip	Drip	Rotor	Rotor	Drip
Program Type	B	A	B	B	A	A	B
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 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	Yes	No
Billable Repairs	No	No	Yes	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> 1. Drip Line Item Type: Fittings Used Qty: 3	<i>No repair items available</i>	<b>Billable Items:</b> 1. Irrigation Rotor <del>Repaired/Replaced/Relocated</del> Item Type: 4" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

# Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
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 12 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Rotor</b> <b>Repaired/Replaced/Relocated</b> Item Type: 6" Qty: 1	<b>Billable Items:</b> <b>1. Funny Pipe</b> <b>Repair</b> Item Type: Fittings Qty: 1	<i>No repair items available</i>			

# Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Rotor	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B	B	B
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 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Bubbler Added/Replaced</b> Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	50	51	52	53	54	55	56
Zone Type	Rotor	Drip	Rotor	Drip	Drip	Drip	Drip
Program Type	A	B	A	B	B	B	B
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 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	Yes	No	No	No	No
Billable Repairs	No	No	Yes	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Funny Pipe Repair</b> Item Type: Fittings Used Qty: 1	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	57	58	59	60	61	62	63
Zone Type	Spray	Rotor	Drip	Spray	Drip	Drip	Rotor
Program Type	A	A	B	A	B	B	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 15 mins	0 hrs 25 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes	Yes	No	Yes	No	No	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Funny Pipe Repair</b> Item Type: Feet Qty: 2 <b>2. Funny Pipe Repair</b> Item Type: Fittings Qty: 2					

## Irrigation Zones

Attribute	64	65	66	67	68	69	70
Zone Type	Drip	Drip	Spray	Drip	Spray	Rotor	Spray
Program Type	B	B	A	B	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 12 mins	0 hrs 10 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No	No	Yes	No	Yes	Yes	Yes
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

# Irrigation Zones

Attribute	71	72	73	74	75	76	77
Zone Type	Drip	Rotor	Drip	Drip	Drip	Drip	Drip
Program Type	B	A	B	B	B	B	B
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 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	78	79	80	81	82	83	84
Zone Type	Spray	Rotor	Spray	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B		B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins				
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

## Irrigation Zones

Attribute	85	86	87	88	89	90	91
Zone Type	Drip	Drip	Drip	Rotor	Spray	Rotor	Rotor
Program Type	B	B	B	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No	No	No	Yes	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Funny Pipe Repair</b> Item Type: Fittings Qty: 1					

## Irrigation Zones

Attribute	92	93	94	95	96	97	98
Zone Type	Rotor						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 25 mins	0 hrs 20 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes						
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

## Irrigation Zones

Attribute	99	100
Zone Type	Spray	Spray
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	Hardwire	Hardwire
Zone Faults	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	Yes	Yes
Billable Repairs	No	No
Proposed Repairs	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>	<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

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**Technician:** Shathcoat

**Customer:** Two Rivers West

**Branch:** Tampa

**Report Type:** DEC. IRR.-REPORT

**Controller Name:** RYALS FIELD-TIMER

**Date:** Dec. 23, 2025

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** HUNTER ACC-2

**POC Info:** Reclaimed

**Pump Status Type:** Reclaimed

## Programs

**Program Name:** A

**Start Time:** 7 p.m.

**Seasonal Adjustment:** 100

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

---

**Program Name:** B

**Start Time:** 7 p.m.

**Seasonal Adjustment:** 100

**Run Days:** tuesday,thursday,saturday

---

**Program Name:** C

**Start Time:** 5 a.m.

**Seasonal Adjustment:** 100

**Run Days:** tuesday,thursday,friday,sunday

---

# Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Rotor	Spray	Drip	Drip	Spray	Spray	Drip
Program Type	A	A	B	B	A	A	B
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 25 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes	Yes	No
Billable Repairs	Yes	Yes	Yes	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<b>Billable Items:</b> <b>1. Irrigation Rotor</b> Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<b>Billable Items:</b> <b>1. Irrigation Spray Head</b> Repaired/Replaced/Relocated Item Type: 6" Qty: 1 <b>2. Irrigation Nozzle</b> Replaced Item Type: Standard Qty: 1	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2

## Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Spray	Drip	Drip	Spray	Drip	Rotor
Program Type	B	A	B	B	A	B	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 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	No	Yes
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Feet Used Qty: 2 <b>2. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>			

# Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Spray	Spray	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
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 12 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

# Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Drip	Drip	Drip	Rotor	Drip	Rotor
Program Type	A	B	B	B		B	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 20 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 12 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	Yes	No	No	No	Yes	No	Yes
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

# Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Spray	Drip	Drip	Rotor	Rotor	Drip
Program Type	B	A	B	B	A	A	B
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 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	Yes	No
Billable Repairs	No	No	Yes	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> 1. Drip Line Item Type: Fittings Used Qty: 3	<i>No repair items available</i>	<b>Billable Items:</b> 1. Irrigation Rotor <del>Repaired/Replaced/Relocated</del> Item Type: 4" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
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 12 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Rotor</b> <b>Repaired/Replaced/Relocated</b> Item Type: 6" Qty: 1	<b>Billable Items:</b> <b>1. Funny Pipe</b> <b>Repair</b> Item Type: Fittings Qty: 1	<i>No repair items available</i>			

# Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Rotor	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B	B	B
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 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Bubbler Added/Replaced</b> Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

# Irrigation Zones

Attribute	50	51	52	53	54	55	56
Zone Type	Rotor	Drip	Rotor	Drip	Drip	Drip	Drip
Program Type	A	B	A	B	B	B	B
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 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	Yes	No	No	No	No
Billable Repairs	No	No	Yes	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Funny Pipe Repair</b> Item Type: Fittings Used Qty: 1	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	57	58	59	60	61	62	63
Zone Type	Spray	Rotor	Drip	Spray	Drip	Drip	Rotor
Program Type	A	A	B	A	B	B	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 15 mins	0 hrs 25 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes	Yes	No	Yes	No	No	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Funny Pipe Repair</b> Item Type: Feet Qty: 2 <b>2. Funny Pipe Repair</b> Item Type: Fittings Qty: 2					

## Irrigation Zones

Attribute	64	65	66	67	68	69	70
Zone Type	Drip	Drip	Spray	Drip	Spray	Rotor	Spray
Program Type	B	B	A	B	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 12 mins	0 hrs 10 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No	No	Yes	No	Yes	Yes	Yes
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

## Irrigation Zones

Attribute	71	72	73	74	75	76	77
Zone Type	Drip	Rotor	Drip	Drip	Drip	Drip	Drip
Program Type	B	A	B	B	B	B	B
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 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	78	79	80	81	82	83	84
Zone Type	Spray	Rotor	Spray	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B		B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins				
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

# Irrigation Zones

Attribute	85	86	87	88	89	90	91
Zone Type	Drip	Drip	Drip	Rotor	Spray	Rotor	Rotor
Program Type	B	B	B	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No	No	No	Yes	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Funny Pipe Repair</b> Item Type: Fittings Qty: 1					

# Irrigation Zones

Attribute	92	93	94	95	96	97	98
Zone Type	Rotor						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 25 mins	0 hrs 20 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes						
Billable Repairs	No						
Proposed Repairs	No						
<b>Zone Repair Items</b>	<i>No repair items available</i>						

## Irrigation Zones

Attribute	99	100
Zone Type	Spray	Spray
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	Hardwire	Hardwire
Zone Faults	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	Yes	Yes
Billable Repairs	No	No
Proposed Repairs	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>	<i>No repair items available</i>

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**

**Down to Earth Landscape & Irrigation**

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



Invoice: #164988

January 2026

**Customer**

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

Wesley Chapel, FL 33544

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Project/Job**

Two Rivers West Contract (2026)  
Estimate # 134879

**Invoice Date**

1/26/2026

**Date Due**

3/12/2026

**Terms**

Net 45

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
<b>#134879 - Two Rivers West Contract (2026)</b>				<b>\$17,793.00</b>
<b>Hammock Ponds Maintenance - Start 12/1/25 - Dec and Jan Service (\$8,896.50 per month)</b>				<b>\$17,793.00</b>

**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.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$17,793.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$17,793.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$17,793.00</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

169085

**DATE**

1/20/2026

**BILL TO**

Two Rivers West CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2411

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	22	Ea	0.74		16.28
<b>Subtotal</b>					<b>16.28</b>

<b>Subtotal</b>	\$16.28
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$16.28

**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.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
 PO Box 628395  
 Orlando FL 32862-8395



Invoice 375625

<b>Bill To</b>
Two Rivers West CDD - Maintenance c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

<b>Date</b>	<b>Due Date</b>
01/01/26	1/31/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC January 2026	\$8,130.41

**Grand Total**      **\$8,130.41**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,806.34	\$3,230.41	\$8,130.41	\$0.00	\$8,130.41

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

# INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



## Bill to

Two Rivers West CDD  
Inframark  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607

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## Invoice details

Invoice no.: 10633-b  
Terms: Net 30  
Invoice date: 01/01/2026  
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 129 Waterways			
2.		<b>Aquatic Maintenance</b>	13 waterways	1	\$1,770.00	\$1,770.00
3.		<b>Aquatic Maintenance</b>	B1/B2 16 waterways	1	\$1,990.00	\$1,990.00
4.		<b>Aquatic Maintenance</b>	B3 18 waterways	1	\$2,039.00	\$2,039.00
5.		<b>Aquatic Maintenance</b>	E 3 Waterways	1	\$509.00	\$509.00
6.		<b>Aquatic Maintenance</b>	13 Waterways at Taylor Morrison	1	\$1,852.00	\$1,852.00
7.		<b>Aquatic Maintenance</b>	11 Waterways C1B	1	\$1,271.00	\$1,271.00
8.		<b>Aquatic Maintenance</b>	52 Waterways	1	\$4,068.00	\$4,068.00
					<b>Total</b>	<b>\$13,499.00</b>



INVOICE

Invoice Number 2511232  
Invoice Date January 14, 2026  
Customer Number 175060  
Project Number 238202127

**Bill To**

Two Rivers West Community  
Development District  
Accounts Payable  
2005 Pan Am Circle  
Suite 300  
Tampa FL 33607  
United States

**EFT/ACH Remit To (Preferred)**

Stantec Consulting Services Inc. (SCSI)  
Bank of America  
ABA No. : 111000012  
Account No: 3752096026  
Email Remittance: [eff@stantec.com](mailto:eff@stantec.com)

**Alternative Remit To**

Stantec Consulting Services Inc.  
(SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States  
Federal Tax ID  
11-2167170

---

**Project Description:** Two Rivers West CDD.

**Stantec Project Manager:** Stewart, Tonja L  
**Authorization Amount:** \$33,864.50  
**Authorization Previously Billed:** \$21,286.00  
**Authorization Budget Remaining:** \$8,852.25  
**Authorization Billed to Date:** \$25,012.25  
**Current Invoice Due:** \$3,726.25  
**For Period Ending:** January 14, 2026

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**Email Invoice:** [InframarkCMS@payableslockbox.com](mailto:InframarkCMS@payableslockbox.com)  
**CC:** [jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com)

**Net Due in 30 Days or in accordance with terms of the contract**

**Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager**

Invoice Number

2511232

Project Number

238202127

**Top Task 2026**

**2026 FY General Consulting Services**

**Professional Services**

Billing Level	Date	Hours	Rate	Current Amount
Level 07				
Nurse, Vanessa M	2025-06-26	0.50	167.00	83.50
Nurse, Vanessa M	2025-06-27	4.00	167.00	668.00
Nurse, Vanessa M	2025-06-30	2.25	167.00	375.75
Nurse, Vanessa M	2025-07-01	2.00	167.00	334.00
Nurse, Vanessa M	2025-07-03	2.50	167.00	417.50
Nurse, Vanessa M	2025-07-07	1.50	183.00	274.50
Nurse, Vanessa M	2025-07-09	1.50	183.00	274.50
		<b>14.25</b>		<b>2,427.75</b>
Level 09				
Nurse, Vanessa M	2025-07-24	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-13	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-18	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-28	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-08	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-19	0.25	183.00	45.75
Nurse, Vanessa M	2025-10-15	1.75	183.00	320.25
Nurse, Vanessa M	2025-10-23	0.25	183.00	45.75
Nurse, Vanessa M	2025-11-11	0.50	183.00	91.50
Nurse, Vanessa M	2025-12-09	0.25	183.00	45.75
		<b>4.50</b>		<b>823.50</b>
Level 10				
Waag, R Tyson (Tyson)	2025-07-15	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-08-19	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-09-16	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-09-19	0.50	190.00	95.00
		<b>2.50</b>		<b>475.00</b>
<b>Professional Services Subtotal</b>		<b>21.25</b>		<b>3,726.25</b>

**Top Task 2026 Total**

**3,726.25**

Total Fees & Disbursements

\$3,726.25

**INVOICE TOTAL (USD)**

**3,726.25**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-26	238202127	2026	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-27	238202127	2026	NURSE, VANESSA M	4.00	167.00	668.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-30	238202127	2026	NURSE, VANESSA M	2.25	167.00	375.75	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-07-01	238202127	2026	NURSE, VANESSA M	2.00	167.00	334.00	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-07-03	238202127	2026	NURSE, VANESSA M	2.50	167.00	417.50	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-07-07	238202127	2026	NURSE, VANESSA M	1.50	183.00	274.50	CORRESPONDENCE RE: HOA VS CDD LANDSCAPE MAINTENANCE; REVISED MAINTENANCE MAP	
2025-07-09	238202127	2026	NURSE, VANESSA M	1.50	183.00	274.50	CORRESPONDENCE RE: HOA VS CDD LANDSCAPE MAINTENANCE; PREPARED SPREADSHEET SHOWING HOA VS CDD MAINTENANCE RESPONSIBILITIES	
2025-07-15	238202127	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (TEAMS).	
2025-07-24	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-08-13	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-08-18	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED NEW PLAT	
2025-08-19	238202127	2026	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-08-28	238202127	2026	NURSE, VANESSA M	0.50	183.00	91.50	PROJECT MANAGER SUPPORT	
2025-09-08	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-09-16	238202127	2026	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOS MEETING PREPARATION AND ATTENDANCE.	
2025-09-19	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED PLAT DATA THEN SENT ALL RECORDED PLATS TO CLIENT	
2025-09-19	238202127	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING PLATS.	
2025-10-15	238202127	2026	NURSE, VANESSA M	1.25	183.00	228.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-15	238202127	2026	NURSE, VANESSA M	0.50	183.00	91.50	HB7013 COMPLIANCE	
2025-10-23	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-11-11	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	WORKLOAD COORDINATION RE: MAPPING STATUS	
2025-11-11	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-12-09	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: PREVIOUS PUBLIC FACILITIES REPORT(S) AND MAPPING STATUS	
<b>Total subTask 2026</b>				<b>21.25</b>		<b>3,726.25</b>		
<b>Total Top Task 2026</b>				<b>21.25</b>		<b>3,726.25</b>		
<b>Total Project 238202127</b>				<b>21.25</b>		<b>3,726.25</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



4227 1 1  
 14-92800

TWO RIVERS WEST CDD

Service Address: **0 BRIGHT MOON RECLAIM TRAIL**

Bill Number: 23804676

Billing Date: 1/21/2026

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

Account #	Customer #
1236660	01547952
Please use the 15-digit number below when making a payment through your bank	
123666001547952	

**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		
Reclaim	232147320	12/5/2025	181	1/6/2026	211	32	30

Usage History

	Reclaimed
January 2026	30
December 2025	37
November 2025	39
October 2025	44
September 2025	41
August 2025	20
July 2025	0
June 2025	0
May 2025	0
April 2025	0

Transactions

Previous Bill	41.31
Payment	-41.31 CR
<b>Past Due</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$1.01
	30.30
<b>Total Current Transactions</b>	30.30

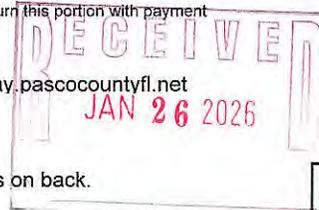
**TOTAL BALANCE DUE \$30.30**

\*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)



Account #	1236660
Customer #	01547952
Past Due	0.00
Current Transactions	30.30

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

<b>Total Balance Due</b>	<b>\$30.30</b>
<b>Due Date</b>	<b>2/9/2026</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.

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

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TWO RIVERS WEST CDD

Service Address: **1841 ARCHING BRANCH - RM-C**  
 Bill Number: 23805281  
 Billing Date: 1/21/2026  
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1254945	01547952
Please use the 15-digit number below when making a payment through your bank	
125494501547952	

**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		
Reclaim	240607007	12/5/2025	5584	1/6/2026	5969	32	385

Usage History  
 Reclaimed

January 2026	385
December 2025	663
November 2025	651
October 2025	687
September 2025	137
August 2025	272
July 2025	90
June 2025	477
May 2025	378
April 2025	485
March 2025	810
February 2025	371

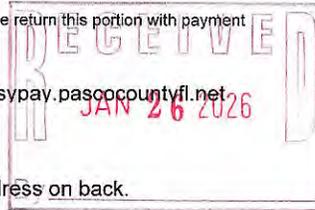
Transactions

Previous Bill	735.38
Payment	-735.38 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	385 Thousand Gals X \$1.01
	388.85
<b>Total Current Transactions</b>	388.85
<b>TOTAL BALANCE DUE</b>	<b>\$388.85</b>



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

Account #	1254945
Customer #	01547952
Balance Forward	0.00
Current Transactions	388.85
<b>Total Balance Due</b>	<b>\$388.85</b>
<b>Due Date</b>	<b>2/9/2026</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.

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

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Phone: (727) 847-8131

**Billing Information**

TWO RIVERS WEST CDD  
 2005 PAN AM CIRCLE SUITE 300  
 TAMPA FL 33607  
 districtinvoices@inframark.com

**Transaction Detail**

EFT (Check)  
 XXXXXX8906  
 12/30/2025 10:12:49 AM  
 PAYMENT PROCESSED 378187

**Invoices**

Type	Account #	Invoice #	Amount
Pasco County Utilities	1254990-01547952	23626478	\$662.46
Pasco County Utilities	1255000-01547952	23626480	\$69.79
Pasco County Utilities	1254985-01547952	23626477	\$250.88
Pasco County Utilities	1255005-01547952	23626481	\$102.72
Pasco County Utilities	1254995-01547952	23626479	\$155.64
Pasco County Utilities	1254945-01547952	23626475	\$735.38
Pasco County Utilities	1299905-01547952	23627820	\$230.28
Pasco County Utilities	1236660-01547952	23625866	\$41.31
Pasco County Utilities	1293945-01547952	23627610	\$20.81
Pasco County Utilities	1230075-01547952	23625799	\$148.27

Pasco County Utilities	1283795-01547952	23627172	\$12.12
Pasco County Utilities	1283790-01547952	23627171	\$373.40
Pasco County Utilities	1254960-01547952	23626476	\$28.57
Pasco County Utilities	1230070-01547952	23625798	\$1,828.00
Pasco County Utilities	1246095-01547952	23626134	\$5.63
Pasco County Utilities	1283800-01547952	23627173	\$85.24
Pasco County Utilities	1236655-01547952	23625865	\$386.22
Pasco County Utilities	1229260-01547952	23625791	\$289.70
Pasco County Utilities	1299715-01547952	23627806	\$68.68
Pasco County Utilities	1255150-01547952	23626486	\$180.69
Pasco County Utilities	1299720-01547952	23627807	\$67.17
Pasco County Utilities	1236630-01547952	23625863	\$2.02
Pasco County Utilities	1230090-01547952	23625800	\$364.00
Pasco County Utilities	1305435-01547952	23627988	\$545.00
Pasco County Utilities	1230085-01547952	23625801	\$545.00
		<b>SUBTOTAL</b>	<b>\$7,198.98</b>
		<b>SERVICE FEE</b>	<b>\$1.85</b>
		<b>GRAND TOTAL</b>	<b>\$7,200.83</b>



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Two Rivers West

EPG TWO RIVERS I LLC

Service Address: **34592 SHORTHORN DR -RM-A 2 INCH METER**

Bill Number: 23627106

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1279730	01537536
Please use the 15-digit number below when making a payment through your bank	
127973001537536	

**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		
Reclaim	241579093	11/5/2025	4	12/5/2025	6	30	2

Usage History

	Water	
December 2025	2	
November 2025	4	

Transactions

Previous Bill	4.04
<b>Past Due</b>	4.04
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$1.01
	2.02
<b>Total Current Transactions</b>	2.02
<b>TOTAL BALANCE DUE</b>	<b>\$6.06</b>

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



Please return this portion with payment

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Account # 1279730  
 Customer # 01537536  
 Past Due 4.04  
 Current Transactions 2.02

<b>Total Balance Due</b>	<b>\$6.06</b>
<b>Due Date</b>	<b>1/5/2026</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.

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

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EPG TWO RIVERS I LLC

**TWO RIVERS WEST**

Service Address: **34583 SHORTHORN -RM-D 2 INCH DR**

Bill Number: 23627107

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1279735	01537536
Please use the 15-digit number below when making a payment through your bank	
127973501537536	

**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		
Reclaim	241579090	11/5/2025	2	12/5/2025	35	30	33

Usage History

Water	
December 2025	33
November 2025	2

Transactions

Previous Bill	2.02
<b>Past Due</b>	2.02
Current Transactions	
Reclaimed	
Reclaimed	33 Thousand Gals X \$1.01
	33.33
<b>Total Current Transactions</b>	<b>33.33</b>

**TOTAL BALANCE DUE \$35.35**

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

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Account # 1279735  
 Customer # 01537536  
 Past Due 2.02  
 Current Transactions 33.33

<b>Total Balance Due</b>	<b>\$35.35</b>
<b>Due Date</b>	<b>1/5/2026</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.

EPG TWO RIVERS I LLC  
 111 S ARMENIA AVENUE SUITE 201  
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EPG TWO RIVERS HOLDINGS VII LLC

**TWO RIVERS WEST**

Service Address: **1323 CHASEHILL LANE PUMP STATION**

Bill Number: 23627340  
 Billing Date: 12/17/2025  
 Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1287235	01542092
Please use the 15-digit number below when making a payment through your bank	
128723501542092	

**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	241573887	11/5/2025	1	12/5/2025	1	30	0

Usage History

December 2025	Water	0
November 2025	0	
October 2025	0	
September 2025	0	
August 2025	1	
July 2025	0	
June 2025	0	

Transactions

Previous Bill	22.66
<b>Past Due</b>	22.66
Current Transactions	
Water	
Water Base Charge	11.00
Adjustments	
Late Payment Charge	1.10
<b>Total Current Transactions</b>	12.10
<b>TOTAL BALANCE DUE</b>	<b>\$34.76</b>

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



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

Account # 1287235  
 Customer # 01542092  
 Past Due 22.66  
 Current Transactions 12.10

<b>Total Balance Due</b>	<b>\$34.76</b>
<b>Due Date</b>	<b>1/5/2026</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.

EPG TWO RIVERS HOLDINGS VII LLC  
 111 S ARMENIA AVENUE SUITE 201  
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EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 23627612

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

**TWO RIVERS WEST**

Account #	Customer #
1293980	01546655
Please use the 15-digit number below when making a payment through your bank	
129398001546655	

**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		

Transactions	
Previous Bill	-11.28 CR
<b>Balance Forward</b>	<b>-11.28 CR</b>
Current Transactions	
Water	
Water Base Charge	116.99
<b>Total Current Transactions</b>	<b>116.99</b>
<b>TOTAL BALANCE DUE</b>	<b>\$105.71</b>

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

Account # 1293980  
 Customer # 01546655  
 Balance Forward -11.28 CR  
 Current Transactions 116.99

<b>Total Balance Due</b>	<b>\$105.71</b>
<b>Due Date</b>	<b>1/5/2026</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.

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 54-99105

TWO RIVERS WEST CDD

Service Address: **0 STATE ROAD 56 & TWO RIVERS HYDRANT BOULEVARD**

Bill Number: 23769877

Billing Date: 1/14/2026

Billing Period: 11/28/2025 to 12/30/2025

Account #	Customer #
1307330	01547952
Please use the 15-digit number below when making a payment through your bank	
130733001547952	

**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		
Hydrant	20849263	11/28/2025	19813	12/30/2025	19813	32	0

Usage History  
 Water

December 2025	0
November 2025	6
October 2025	1
September 2025	5
August 2025	8
July 2025	1
June 2025	13
May 2025	5

Transactions

Previous Bill	143.24
Payment 12/24/25	-143.24 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Adjustments	
Late Payment Charge	7.28
<b>Total Current Transactions</b>	71.27
<b>TOTAL BALANCE DUE</b>	<b>\$71.27</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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

JAN 20 2026

Account #	1307330
Customer #	01547952
Balance Forward	0.00
Current Transactions	71.27
<b>Total Balance Due</b>	<b>\$71.27</b>
<b>Due Date</b>	<b>2/2/2026</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.

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

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64015479523130733032376987730000071273



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 54-99105

TWO RIVERS WEST CDD

Service Address: **2772 WISE RIVER LANE**

Bill Number: 23769858

Billing Date: 1/14/2026

Billing Period: 11/28/2025 to 12/30/2025

Account #	Customer #
1304850	01547952
Please use the 15-digit number below when making a payment through your bank	
130485001547952	

**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		
Hydrant	180091434	11/28/2025	8554	12/30/2025	8554	32	0

Usage History

Month	Water
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0

Transactions

Previous Bill	127.98
Payment 12/24/25	-127.98 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	63.99
Adjustments	
Late Payment Charge	7.04
<b>Total Current Transactions</b>	<b>71.03</b>
<b>TOTAL BALANCE DUE</b>	<b>\$71.03</b>



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Account # 1304850  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 71.03

**Total Balance Due \$71.03**  
**Due Date 2/2/2026**

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD  
 2005 PAN AM SUITE 300 CIRCLE  
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65 015479523130485072376985840000071033



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TWO RIVERS WEST CDD

Service Address: **1508 SUTTONSET TRAIL RECLAIM**

Bill Number: 23806609

Billing Date: 1/21/2026

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

Account #	Customer #
1299715	01547952
Please use the 15-digit number below when making a payment through your bank	
129971501547952	

**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		
Reclaim	240606791	12/5/2025	939	1/6/2026	999	32	60

Usage History

	Reclaimed
January 2026	60
December 2025	62
November 2025	60
October 2025	55
September 2025	55
August 2025	0

Transactions

Previous Bill	68.68
Payment	-68.68 CR
<b>Past Due</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	60 Thousand Gals X \$1.01
	60.60
<b>Total Current Transactions</b>	60.60

**TOTAL BALANCE DUE \$60.60**

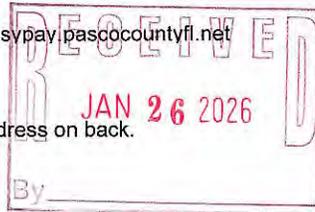
\*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account #	1299715
Customer #	01547952
Past Due	0.00
Current Transactions	60.60

**Total Balance Due \$60.60**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD  
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EPG TWO RIVERS HOLDINGS VII LLC  
 Service Address: 35518 LOWERY TRAIL PUMP STATION  
 Bill Number: 23809336  
 Billing Date: 1/13/2026  
 Billing Period: 12/5/2025 to 1/9/2026

*Two Rivers West*

Account #	Customer #
1287220	01542089
Please use the 15-digit number below when making a payment through your bank	
128722001542089	

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	241572551	12/5/2025	0	1/9/2026	0	35	0

Usage History

Month	Water
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0

Transactions

Previous Bill	34.76
Payment 01/09/26	-34.76 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
<b>Total Current Transactions</b>	<b>11.00</b>
<b>TOTAL BALANCE DUE</b>	<b>\$11.00</b>



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Account #	1287220
Customer #	01542089
Balance Forward	0.00
Current Transactions	11.00
<b>Total Balance Due</b>	<b>\$11.00</b>
<b>Due Date</b>	<b>1/30/2026</b>

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

Round-Up Donations to Charity

Amount Enclosed

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015420895128722022380933600000011002



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EPG TWO RIVERS HOLDINGS VII LLC

**TWO RIVERS WEST**

Service Address: **1323 CHASEHILL LANE PUMP STATION**

Bill Number: 23806143

Billing Date: 1/21/2026

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

Account #	Customer #
1287235	01542092
Please use the 15-digit number below when making a payment through your bank	
128723501542092	

**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	241573887	12/5/2025	1	1/6/2026	1	32	0

Usage History

Month	Usage
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	1
July 2025	0
June 2025	0

Transactions

Previous Bill	34.76
Payment 01/14/26	-34.76 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	11.00
Adjustments	
Late Payment Charge	1.10
<b>Total Current Transactions</b>	<b>12.10</b>
<b>TOTAL BALANCE DUE</b>	<b>\$12.10</b>

Please return this portion with payment



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Account # 1287235  
 Customer # 01542092

Balance Forward 0.00  
 Current Transactions 12.10

<b>Total Balance Due</b>	<b>\$12.10</b>
<b>Due Date</b>	<b>2/9/2026</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.

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EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 23806416

Billing Date: 1/21/2026

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

**TWO RIVERS WEST**

Account #	Customer #
1293980	01546655
Please use the 15-digit number below when making a payment through your bank	
129398001546655	

**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	242197110	12/5/2025	0	1/6/2026	40	32	40

Usage History

January 2026	Water	40
--------------	-------	----

Transactions

Previous Bill	105.71
Payment 01/14/26	-105.71 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	116.99
Water Tier 1	40.0 Thousand Gals X \$2.18 = 87.20
Adjustments	
Fire Line/Hydrant Base Charge	83.92
Late Payment Charge	10.57
<b>Total Current Transactions</b>	<b>298.68</b>
<b>TOTAL BALANCE DUE</b>	<b>\$298.68</b>



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

Account # 1293980  
 Customer # 01546655  
 Balance Forward 0.00  
 Current Transactions 298.68

<b>Total Balance Due</b>	<b>\$298.68</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

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

Check this box to participate in Round-Up.

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TWO RIVERS WEST CDD

Service Address: **36442 HILLRIDGE TRAIL - POC 'E'**

Bill Number: 23806623

Billing Date: 1/21/2026

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

Account #	Customer #
1299905	01547952
Please use the 15-digit number below when making a payment through your bank	
129990501547952	

**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		
Reclaim	241579122	12/5/2025	277	1/6/2026	419	32	142

Usage History

Month	Reclaimed
January 2026	142
December 2025	223
November 2025	50
October 2025	4
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0

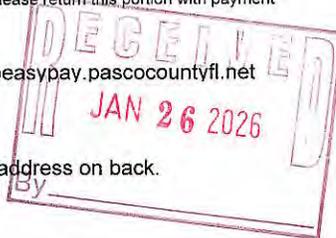
Transactions

Previous Bill	230.28
Payment	-230.28 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	142 Thousand Gals X \$1.01 143.42
<b>Total Current Transactions</b>	143.42
<b>TOTAL BALANCE DUE</b>	<b>\$143.42</b>



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Account #	1299905
Customer #	01547952
Balance Forward	0.00
Current Transactions	143.42

<b>Total Balance Due</b>	<b>\$143.42</b>
<b>Due Date</b>	<b>2/9/2026</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.

TWO RIVERS WEST CDD  
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TWO RIVERS WEST CDD

Service Address: **1873 DRUMMOND POINT RECLAIM**

Bill Number: 23806610

Billing Date: 1/21/2026

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

Account #	Customer #
1299720	01547952
Please use the 15-digit number below when making a payment through your bank	
129972001547952	

**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		
Reclaim	240606790	12/5/2025	585	1/6/2026	628	32	43

Usage History

Reclaimed

January 2026  
 December 2025  
 November 2025  
 October 2025  
 September 2025

43  
 58  
 85  
 95  
 61

Transactions

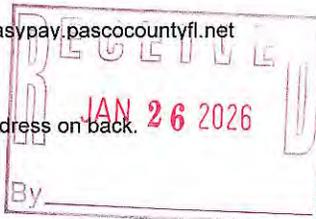
Previous Bill	67.17
Payment	-67.17 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	43 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	43.43
<b>TOTAL BALANCE DUE</b>	<b>\$43.43</b>



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Account # 1299720  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 43.43

**Total Balance Due \$43.43**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity   
 Amount Enclosed

Check this box to participate in Round-Up.

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TWO RIVERS WEST CDD

Service Address: **2023 DRUMMOND -1 INCH**

Bill Number: 23806414

Billing Date: 1/21/2026

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

Account #	Customer #
1293945	01547952
Please use the 15-digit number below when making a payment through your bank	
129394501547952	

**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		
Reclaim	201161118	12/5/2025	566	1/6/2026	586	32	20

Usage History

	Reclaimed
January 2026	20
December 2025	19
November 2025	16
October 2025	13
September 2025	16
August 2025	12
July 2025	20
June 2025	110
May 2025	4

Transactions

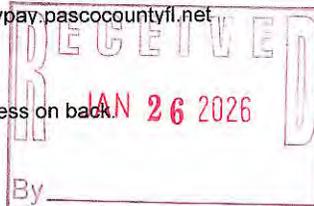
Previous Bill	20.81
Payment	-20.81 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	20.20
<b>TOTAL BALANCE DUE</b>	<b>\$20.20</b>



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Account # 1293945  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 20.20

<b>Total Balance Due</b>	<b>\$20.20</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD

Service Address: **EMBERVIEW DR & TRAILHEAD LANE RECLAIM METER 1.5**

Bill Number: 23805977  
 Billing Date: 1/21/2026  
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1283800	01547952
Please use the 15-digit number below when making a payment through your bank	
128380001547952	

**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		
Reclaim	240607012	12/5/2025	1849	1/6/2026	1932	32	83

Usage History

Month	Reclaimed
January 2026	83
December 2025	77
November 2025	74
October 2025	82
September 2025	141
August 2025	69
July 2025	145
June 2025	240
May 2025	8

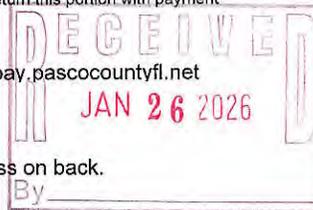
Transactions

Previous Bill	85.24
Payment	-85.24 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	83 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	83.83
<b>TOTAL BALANCE DUE</b>	<b>\$83.83</b>



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Account #	1283800
Customer #	01547952
Balance Forward	0.00
Current Transactions	83.83

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<b>Total Balance Due</b>	<b>\$83.83</b>
<b>Due Date</b>	<b>2/9/2026</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.

TWO RIVERS WEST CDD  
 2005 PAN AM SUITE 300 CIRCLE  
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TWO RIVERS WEST CDD

Service Address: **1828 TRAILHEAD LANE RECLAIM METER1 INCH**

Bill Number: 23805976  
 Billing Date: 1/21/2026  
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1283795	01547952
Please use the 15-digit number below when making a payment through your bank	
128379501547952	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcrates](http://bit.ly/pcrates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	12/5/2025	356	1/6/2026	369	32	13

Usage History

Month	Reclaimed
January 2026	13
December 2025	11
November 2025	10
October 2025	9
September 2025	3
August 2025	2
July 2025	20
June 2025	24
May 2025	3

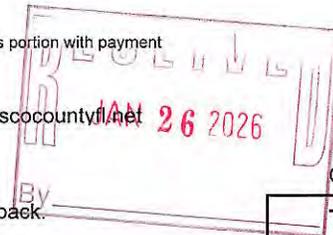
Transactions

Previous Bill	12.12
Payment	-12.12 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	13.13
<b>TOTAL BALANCE DUE</b>	<b>\$13.13</b>



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Account # 1283795  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 13.13

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**Total Balance Due \$13.13**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity   
 Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD  
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TWO RIVERS WEST CDD

Service Address: **34584 SHORTHORN DR -RM-E RECLAIM 1-1/2 INCH**

Bill Number: 23805911

Billing Date: 1/21/2026

Billing Period: 12/24/2025 to 1/6/2026

Account #	Customer #
1279740	01547952
Please use the 15-digit number below when making a payment through your bank	
127974001547952	

**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		
Reclaim	240607008	12/24/2025	260	1/6/2026	580	13	320

Usage History

January 2026

Reclaimed  
 320

Transactions

Current Transactions

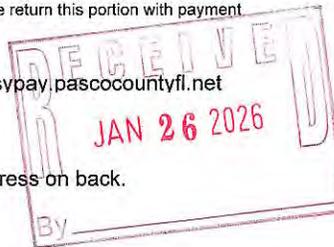
Reclaimed	320 Thousand Gals X \$1.01	323.20
Adjustments		
Deposit Owing		300.00
Turn On Next Day Activation Fee		64.00
<b>Total Current Transactions</b>		<b>687.20</b>

**TOTAL BALANCE DUE \$687.20**



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Account #	1279740
Customer #	01547952
Balance Forward	0.00
Current Transactions	687.20

**Total Balance Due \$687.20**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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EPG TWO RIVERS LLC

**TWO RIVERS WEST**

Service Address: **SHORTHORN DR AND TWO RIVERS BLVD RECLAIM #1**

Bill Number: 23805057

Billing Date: 1/21/2026

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

Account #	Customer #
1247965	01524147
Please use the 15-digit number below when making a payment through your bank	
124796501524147	

**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		
Reclaim	241579105	12/5/2025	0	1/6/2026	155	32	155

Usage History

	Water	
January 2026	155	
December 2025	0	
November 2025	0	
October 2025	0	
September 2025	0	
July 2025	0	
June 2025	0	
June 2025	0	
May 2025	0	

Transactions

Current Transactions		
Reclaimed		
Reclaimed	155 Thousand Gals X \$1.01	156.55
<b>Total Current Transactions</b>		<b>156.55</b>

**TOTAL BALANCE DUE \$156.55**

Please return this portion with payment



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Account # 1247965  
 Customer # 01524147  
 Balance Forward 0.00  
 Current Transactions 156.55

<b>Total Balance Due</b>	<b>\$156.55</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST CDD

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 23804942

Billing Date: 1/21/2026

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

Account #	Customer #
1246095	01547952
Please use the 15-digit number below when making a payment through your bank	
124609501547952	

**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		
Reclaim	17580269	12/5/2025	598	1/6/2026	614	32	16

Usage History  
 Reclaimed

January 2026	16
December 2025	13
November 2025	14
October 2025	15
September 2025	10
August 2025	9
July 2025	45
June 2025	19

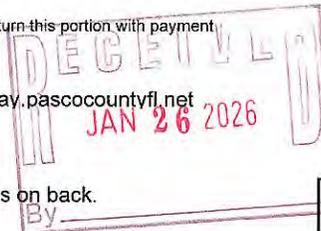
Transactions

Previous Bill	5.63
Payment	-5.63 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$1.01 16.16
<b>Total Current Transactions</b>	16.16
<b>TOTAL BALANCE DUE</b>	<b>\$16.16</b>



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Account # 1246095  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 16.16

<b>Total Balance Due</b>	<b>\$16.16</b>
<b>Due Date</b>	<b>2/9/2026</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.

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77 015479523124609572380494240000016168



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TWO RIVERS WEST CDD

Service Address: **1659 DRUMMOND POINT RECLAIM METER #1 -1 INCH**

Bill Number: 23804673

Billing Date: 1/21/2026

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

Account #	Customer #
1236630	01547952
Please use the 15-digit number below when making a payment through your bank	
123663001547952	

**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		
Reclaim	232149363	12/5/2025	108	1/6/2026	111	32	3

Usage History

Month	Reclaimed
January 2026	3
December 2025	2
November 2025	3
October 2025	2
September 2025	3
August 2025	1
July 2025	3
June 2025	12

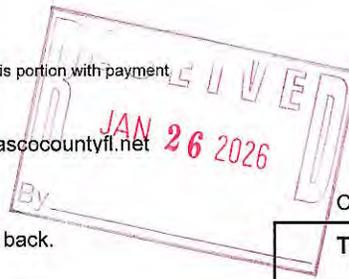
Transactions

Previous Bill	2.02
Payment	-2.02 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	<b>3.03</b>
<b>TOTAL BALANCE DUE</b>	<b>\$3.03</b>



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Account # 1236630  
 Customer # 01547952

Balance Forward 0.00  
 Current Transactions 3.03

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**Total Balance Due \$3.03**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **DRUMMOND AND COLSTON**

Bill Number: 23804610

Billing Date: 1/21/2026

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

Account #	Customer #
1230075	01547952
Please use the 15-digit number below when making a payment through your bank	
123007501547952	

**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		
Reclaim	220600002	12/5/2025	869	1/6/2026	1020	32	151

Usage History

	Reclaimed
January 2026	151
December 2025	132
November 2025	148
October 2025	168
September 2025	114
August 2025	103
July 2025	154
June 2025	50
May 2025	0

Transactions

Previous Bill	148.27
Payment	-148.27 CR
<b>Past Due</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	151 Thousand Gals X \$1.01 152.51
<b>Total Current Transactions</b>	152.51
<b>TOTAL BALANCE DUE</b>	<b>\$152.51</b>

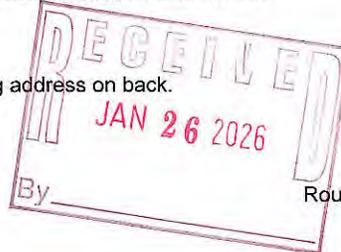
\*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1230075  
 Customer # 01547952  
 Past Due 0.00  
 Current Transactions 152.51

**Total Balance Due \$152.51**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD

Service Address: **TWO RIVERS & BIG HAWK**

Bill Number: 23804609

Billing Date: 1/21/2026

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

Account #	Customer #
1230070	01547952
Please use the 15-digit number below when making a payment through your bank	
123007001547952	

**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		
Reclaim	241579116	12/5/2025	9758	1/6/2026	11057	32	1299

Usage History

	Reclaimed
January 2026	1299
December 2025	1650
November 2025	1599
October 2025	1665
September 2025	402
August 2025	845
July 2025	663
June 2025	1431
May 2025	189

Transactions

Previous Bill	1,828.00
Payment	-1,828.00 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	1,299 Thousand Gals X \$1.01 1,311.99
<b>Total Current Transactions</b>	<b>1,311.99</b>
<b>TOTAL BALANCE DUE</b>	<b>\$1,311.99</b>



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Account #	1230070
Customer #	01547952
Balance Forward	0.00
Current Transactions	1,311.99

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<b>Total Balance Due</b>	<b>\$1,311.99</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **2707 WISE RIVER LANE RECLAIM 2 INCH #1**

Bill Number: 23804602

Billing Date: 1/21/2026

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

Account #	Customer #
1229260	01547952
Please use the 15-digit number below when making a payment through your bank	
122926001547952	

**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		
Reclaim	241579124	12/5/2025	1446	1/6/2026	1628	32	182

Usage History

	Reclaimed
January 2026	182
December 2025	278
November 2025	257
October 2025	248
September 2025	8
August 2025	63
July 2025	128
June 2025	47

Transactions

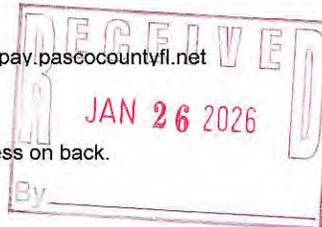
Previous Bill	289.70
Payment	-289.70 CR
<b>Past Due</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	182 Thousand Gals X \$1.01 183.82
<b>Total Current Transactions</b>	183.82
<b>TOTAL BALANCE DUE</b>	<b>\$183.82</b>

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



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Account #	1229260
Customer #	01547952
Past Due	0.00
Current Transactions	183.82

<b>Total Balance Due</b>	<b>\$183.82</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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**TWO RIVERS WEST CDD**

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 23805283

Billing Date: 1/21/2026

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

Account #	Customer #
1254985	01547952
Please use the 15-digit number below when making a payment through your bank	
125498501547952	

**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		
Reclaim	241579050	12/5/2025	3313	1/6/2026	3492	32	179

Usage History

	Reclaimed
January 2026	179
December 2025	225
November 2025	234
October 2025	222
September 2025	153
August 2025	110
July 2025	21
June 2025	319
May 2025	375
April 2025	443
March 2025	349
February 2025	426

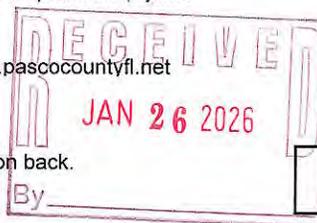
Transactions

Previous Bill	250.88
Payment	-250.88 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	179 Thousand Gals X \$1.01 180.79
<b>Total Current Transactions</b>	180.79
<b>TOTAL BALANCE DUE</b>	<b>\$180.79</b>



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Account # 1254985  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 180.79

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**Total Balance Due \$180.79**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity   
 Amount Enclosed

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**TWO RIVERS WEST CDD**

Service Address: **35039 BIG HAWK DR. - RM-A**  
 Bill Number: 23805282  
 Billing Date: 1/21/2026  
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1254960	01547952
Please use the 15-digit number below when making a payment through your bank	
125496001547952	

**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		
Reclaim	240606770	12/5/2025	183	1/6/2026	197	32	14

Usage History

Month	Reclaimed
January 2026	14
December 2025	25
November 2025	23
October 2025	31
September 2025	104
August 2025	0

Transactions

Previous Bill	28.57
Payment	-28.57 CR
<b>Past Due</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	14 Thousand Gals X \$1.01
<b>Total Current Transactions</b>	<b>14.14</b>

**TOTAL BALANCE DUE \$14.14**

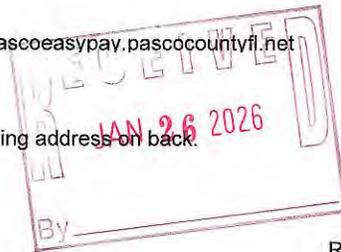
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Account # 1254960  
 Customer # 01547952  
 Past Due 0.00  
 Current Transactions 14.14

**Total Balance Due \$14.14**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity   
 Amount Enclosed

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TWO RIVERS WEST CDD

Service Address: **1871 TRAILHEAD LN - RECLAIM - 2 INCH**

Bill Number: 23805975

Billing Date: 1/21/2026

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

Account #	Customer #
1283790	01547952
Please use the 15-digit number below when making a payment through your bank	
128379001547952	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcrates](http://bit.ly/pcrates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579052	12/5/2025	1771	1/6/2026	2243	32	472

Usage History

Month	Reclaimed
January 2026	472
December 2025	329
November 2025	407
October 2025	931
September 2025	104
August 2025	0
June 2025	0
June 2025	0
May 2025	0

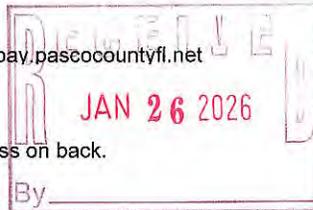
Transactions

Previous Bill	373.40
Payment	-373.40 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	472 Thousand Gals X \$1.01 476.72
<b>Total Current Transactions</b>	476.72
<b>TOTAL BALANCE DUE</b>	<b>\$476.72</b>



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Account # 1283790  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 476.72

<b>Total Balance Due</b>	<b>\$476.72</b>
<b>Due Date</b>	<b>2/9/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **35888 STABLETON LN RECLAIM-2 INCH**

Bill Number: 23805291

Billing Date: 1/21/2026

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

Account #	Customer #
1255150	01547952
Please use the 15-digit number below when making a payment through your bank	
125515001547952	

**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		
Reclaim	241579120	12/5/2025	1484	1/6/2026	1747	32	263

Usage History

	Reclaimed
January 2026	263
December 2025	156
November 2025	229
October 2025	308
September 2025	465
August 2025	146

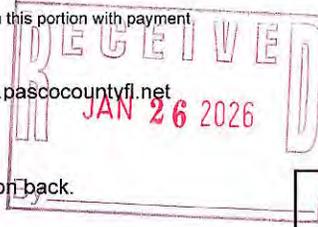
Transactions

Previous Bill	180.69
Payment	-180.69 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	263 Thousand Gals X \$1.01 265.63
<b>Total Current Transactions</b>	265.63
<b>TOTAL BALANCE DUE</b>	<b>\$265.63</b>



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Account # 1255150  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 265.63

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

**Total Balance Due \$265.63**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity   
 Amount Enclosed

Check this box to participate in Round-Up.

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 Pay By Phone: 1-855-786-5344

4237 1 1  
 14-92800

TWO RIVERS WEST CDD

Service Address: **34501 COLSTON AVENUE**

Bill Number: 23805287

Billing Date: 1/21/2026

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

Account #	Customer #
1255005	01547952
Please use the 15-digit number below when making a payment through your bank	
125500501547952	

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
 Please visit [bit.ly/pcirates](http://bit.ly/pcirates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	12/5/2025	1003	1/6/2026	1084	32	81

Usage History

	Reclaimed
January 2026	81
December 2025	92
November 2025	97
October 2025	60
September 2025	0
August 2025	39
July 2025	50
June 2025	336
May 2025	45
April 2025	57
March 2025	104
February 2025	110

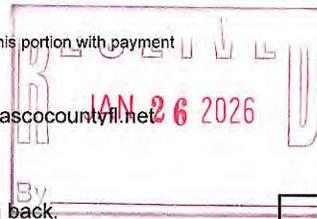
Transactions

Previous Bill	102.72
Payment	-102.72 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	81 Thousand Gals X \$1.01 81.81
<b>Total Current Transactions</b>	81.81
<b>TOTAL BALANCE DUE</b>	<b>\$81.81</b>



Please return this portion with payment

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



Account # 1255005  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 81.81

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

<b>Total Balance Due</b>	<b>\$81.81</b>
<b>Due Date</b>	<b>2/9/2026</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.

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

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4236 1 1  
 14-92800

TWO RIVERS WEST CDD  
 Service Address: **2124 WISE RIVER LANE**  
 Bill Number: 23805286  
 Billing Date: 1/21/2026  
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1255000	01547952
Please use the 15-digit number below when making a payment through your bank	
125500001547952	

**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		
Reclaim	241579044	12/5/2025	542	1/6/2026	616	32	74

Usage History

Month	Reclaimed
January 2026	74
December 2025	61
November 2025	81
October 2025	112
September 2025	164
August 2025	54
July 2025	9
June 2025	0
May 2025	21
April 2025	30
March 2025	10
February 2025	0

Transactions

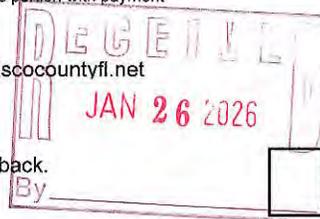
Previous Bill	69.79
Payment	-69.79 CR
<b>Past Due</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	74 Thousand Gals X \$1.01 74.74
<b>Total Current Transactions</b>	74.74
<b>TOTAL BALANCE DUE</b>	<b>\$74.74</b>

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



Please return this portion with payment

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Account # 1255000  
 Customer # 01547952  
 Past Due 0.00  
 Current Transactions 74.74

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

**Total Balance Due \$74.74**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity   
 Amount Enclosed

Check this box to participate in Round-Up.

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

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TWO RIVERS WEST CDD

Service Address: **34492 COLSTON AVENUE**  
 Bill Number: 23805285  
 Billing Date: 1/21/2026  
 Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1254995	01547952
Please use the 15-digit number below when making a payment through your bank	
125499501547952	

**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		
Reclaim	241579036	12/5/2025	2151	1/6/2026	2278	32	127

Usage History

Month	Reclaimed
January 2026	127
December 2025	141
November 2025	131
October 2025	101
September 2025	387
August 2025	55
July 2025	394
June 2025	10
May 2025	75
April 2025	157
March 2025	453
February 2025	246

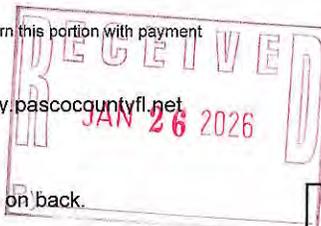
Transactions

Previous Bill	155.64
Payment	-155.64 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	127 Thousand Gals X \$1.01 128.27
<b>Total Current Transactions</b>	128.27
<b>TOTAL BALANCE DUE</b>	<b>\$128.27</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)



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

Account # 1254995  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 128.27

**Total Balance Due \$128.27**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD  
 2005 PAN AM SUITE 300 CIRCLE  
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4234 1 1  
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TWO RIVERS WEST CDD

Service Address: **2281 TWO RIVERS BOULEVARD**

Bill Number: 23805284

Billing Date: 1/21/2026

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

Account #	Customer #
1254990	01547952
Please use the 15-digit number below when making a payment through your bank	
125499001547952	

**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		
Reclaim	241579047	12/5/2025	3555	1/6/2026	3975	32	420

Usage History  
 Reclaimed

January 2026	420
December 2025	605
November 2025	509
October 2025	426
September 2025	11
August 2025	107
July 2025	245
June 2025	468
May 2025	464
April 2025	322
March 2025	271
February 2025	108

Transactions

Previous Bill	662.46
Payment	-662.46 CR
<b>Past Due</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	420 Thousand Gals X \$1.01 424.20
<b>Total Current Transactions</b>	424.20
<b>TOTAL BALANCE DUE</b>	<b>\$424.20</b>

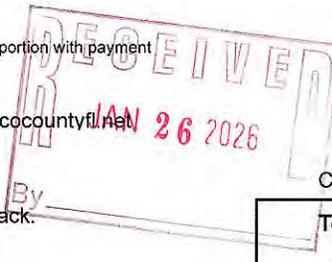
\*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1254990  
 Customer # 01547952  
 Past Due 0.00  
 Current Transactions 424.20

**Total Balance Due \$424.20**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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

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**TWO RIVERS WEST CDD**

Service Address: **34496 COLSTON AVENUE 2 INCH RECLAIM**

Bill Number: 23804674

Billing Date: 1/21/2026

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

Account #	Customer #
1236655	01547952
Please use the 15-digit number below when making a payment through your bank	
123665501547952	

**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		
Reclaim	241579123	12/5/2025	3040	1/6/2026	3326	32	286

Usage History

	Reclaimed
January 2026	286
December 2025	350
November 2025	324
October 2025	399
September 2025	366
August 2025	538
July 2025	219
June 2025	32

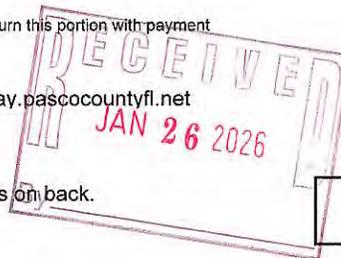
Transactions

Previous Bill	386.22
Payment	-386.22 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	286 Thousand Gals X \$1.01 288.86
<b>Total Current Transactions</b>	<b>288.86</b>
<b>TOTAL BALANCE DUE</b>	<b>\$288.86</b>



Please return this portion with payment

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

Account # 1236655  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 288.86

**Total Balance Due \$288.86**  
**Due Date 2/9/2026**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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

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TWO RIVERS WEST CDD  
TWO RIVERS WEST RDWY PH4\_PH5  
ZEPHYRHILLS, FL 33541

Statement Date: December 26, 2025

Amount Due: \$7,540.83

Due Date: January 16, 2026

Account #: 221009544216

### Account Summary

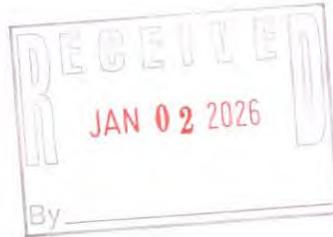
Current Service Period: November 19, 2025 - December 18, 2025

Previous Amount Due \$0.00  
Payment(s) Received Since Last Statement \$0.00

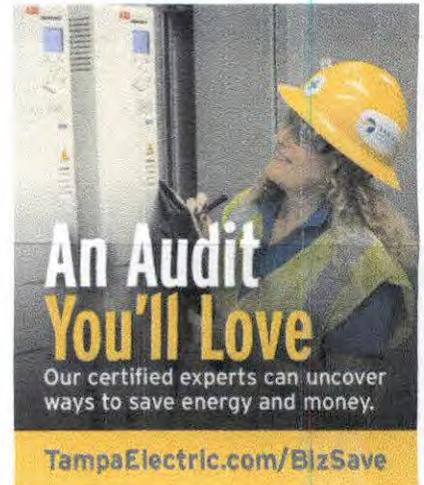
Current Month's Charges \$7,540.83

**Amount Due by January 16, 2026 \$7,540.83**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009544216

Due Date: January 16, 2026

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Amount Due: \$7,540.83

Payment Amount: \$ \_\_\_\_\_

627927759484

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

91 6279277594842210095442160000007540839



Service For:  
TWO RIVERS WEST RDWY PH4\_PH5  
ZEPHYRHILLS, FL 33541

Account #: 221009544216  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>		
	Lighting Energy Charge	3840 kWh @ \$0.03412/kWh	\$131.02
	Monthly Charge		\$6721.60
	Lighting Fuel Charge	3840 kWh @ \$0.03363/kWh	\$129.14
	Storm Protection Charge	3840 kWh @ \$0.00559/kWh	\$21.47
	Clean Energy Transition Mechanism	3840 kWh @ \$0.00043/kWh	\$1.65
	Storm Surcharge	3840 kWh @ \$0.01230/kWh	\$47.23
	Florida Gross Receipt Tax		\$8.47
	State Tax		\$480.25
	<b>Lighting Charges</b>		<b>\$7,540.83</b>

**Total Current Month's Charges \$7,540.83**

### Important Messages

#### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

#### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications).

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



**Phone**  
Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
WISE RIVER LANE, LIGHTS  
ZEPHYRHILLS, FL 33541

Statement Date: December 26, 2025

Amount Due: \$22,315.91

Due Date: January 16, 2026

Account #: 221009418668

### Account Summary

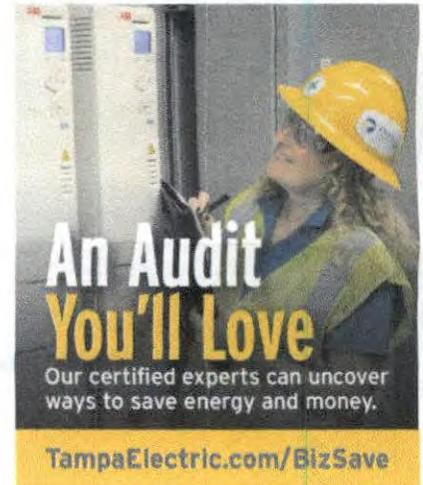
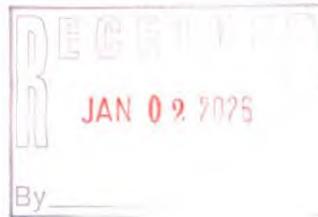
Previous Amount Due	\$22,315.91
Payment(s) Received Since Last Statement	-\$22,315.91
<b>Current Month's Charges</b>	<b>\$22,315.91</b>

**Amount Due by January 16, 2026 \$22,315.91**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221009418668

Due Date: January 16, 2026

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Amount Due: \$22,315.91

Payment Amount: \$ \_\_\_\_\_

687186733991

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

93 6871867339912210094186680000022315910

0000034-0000351-Page 3 of 20



Service For:  
WISE RIVER LANE  
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	2040 kWh @ \$0.03412/kWh	\$69.60
Monthly Charge		\$3474.01
Lighting Fuel Charge	2040 kWh @ \$0.03363/kWh	\$68.61
Storm Protection Charge	2040 kWh @ \$0.00559/kWh	\$11.40
Clean Energy Transition Mechanism	2040 kWh @ \$0.00043/kWh	\$0.88
Storm Surcharge	2040 kWh @ \$0.01230/kWh	\$25.09
Florida Gross Receipt Tax		\$4.50

**Lighting Charges** **\$3,654.09**

Billing information continues on next page →

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**In-Person**  
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**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



**Phone**  
Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
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**Residential Customer Care:**  
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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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Service For:  
WISE RIVER LANE  
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	540 kWh @ \$0.03412/kWh	\$18.42
Monthly Charge		\$1624.62
Lighting Fuel Charge	540 kWh @ \$0.03363/kWh	\$18.16
Storm Protection Charge	540 kWh @ \$0.00559/kWh	\$3.02
Clean Energy Transition Mechanism	540 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	540 kWh @ \$0.01230/kWh	\$6.64
Florida Gross Receipt Tax		\$1.19

**Lighting Charges** **\$1,672.28**

Billing information continues on next page →

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**Service For:**  
 WISE RIVER LANE  
 LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
 Statement Date: December 26, 2025  
 Charges Due: January 16, 2026

**Service Period:** Nov 19, 2025 - Dec 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

### Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	975 kWh @ \$0.03412/kWh	\$33.27
Monthly Charge		\$2933.34
Lighting Fuel Charge	975 kWh @ \$0.03363/kWh	\$32.79
Storm Protection Charge	975 kWh @ \$0.00559/kWh	\$5.45
Clean Energy Transition Mechanism	975 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	975 kWh @ \$0.01230/kWh	\$11.99
Florida Gross Receipt Tax		\$2.15
<b>Lighting Charges</b>		<b>\$3,019.41</b>

Billing information continues on next page →

00000034-0000352-Page 6 of 20



Service For:  
WISE RIVER LANE  
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	1920 kWh @ \$0.03412/kWh	\$65.51
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03363/kWh	\$64.57
Storm Protection Charge	1920 kWh @ \$0.00559/kWh	\$10.73
Clean Energy Transition Mechanism	1920 kWh @ \$0.00043/kWh	\$0.83
Storm Surcharge	1920 kWh @ \$0.01230/kWh	\$23.62
Florida Gross Receipt Tax		\$4.24

**Lighting Charges** **\$3,439.16**

Billing information continues on next page →

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Service For:  
WISE RIVER LANE  
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	510 kWh @ \$0.03412/kWh	\$17.40
Monthly Charge		\$1534.36
Lighting Fuel Charge	510 kWh @ \$0.03363/kWh	\$17.15
Storm Protection Charge	510 kWh @ \$0.00559/kWh	\$2.85
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.13

**Lighting Charges** **\$1,579.38**

Billing information continues on next page →

0000034-0000353-Page 8 of 20



Service For:  
WISE RIVER LANE  
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03363/kWh	\$23.71
Storm Protection Charge	705 kWh @ \$0.00559/kWh	\$3.94
Clean Energy Transition Mechanism	705 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	705 kWh @ \$0.01230/kWh	\$8.67
Florida Gross Receipt Tax		\$1.56

**Lighting Charges** **\$2,183.26**

Billing information continues on next page →

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Service For:  
WISE RIVER LANE  
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	900 kWh @ \$0.03412/kWh	\$30.71
Monthly Charge		\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03363/kWh	\$30.27
Storm Protection Charge	900 kWh @ \$0.00559/kWh	\$5.03
Clean Energy Transition Mechanism	900 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	900 kWh @ \$0.01230/kWh	\$11.07
Florida Gross Receipt Tax		\$1.99

**Lighting Charges** **\$1,612.11**

Billing information continues on next page →

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**Service For:**  
 WISE RIVER LANE  
 LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
 Statement Date: December 26, 2025  
 Charges Due: January 16, 2026

**Service Period:** Nov 19, 2025 - Dec 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.33
Monthly Charge		\$1263.59
Lighting Fuel Charge	420 kWh @ \$0.03363/kWh	\$14.12
Storm Protection Charge	420 kWh @ \$0.00559/kWh	\$2.35
Clean Energy Transition Mechanism	420 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	420 kWh @ \$0.01230/kWh	\$5.17
Florida Gross Receipt Tax		\$0.93

**Lighting Charges** **\$1,300.67**

*Billing information continues on next page →*

00000034-0000355-Page 11 of 20



**Service For:**  
 WISE RIVER LANE  
 LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
 Statement Date: December 26, 2025  
 Charges Due: January 16, 2026

**Service Period:** Nov 19, 2025 - Dec 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**



**Electric Charges**

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

Lighting Energy Charge	1245 kWh @ \$0.03412/kWh	\$42.48
Monthly Charge		\$3745.64
Lighting Fuel Charge	1245 kWh @ \$0.03363/kWh	\$41.87
Storm Protection Charge	1245 kWh @ \$0.00559/kWh	\$6.96
Clean Energy Transition Mechanism	1245 kWh @ \$0.00043/kWh	\$0.54
Storm Surcharge	1245 kWh @ \$0.01230/kWh	\$15.31
Florida Gross Receipt Tax		\$2.75

**Lighting Charges** **\$3,855.55**

**Total Current Month's Charges**

**\$22,315.91**

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Service For:  
WISE RIVER LANE  
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668  
Statement Date: December 26, 2025  
Charges Due: January 16, 2026

### Important Messages

#### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://TampaElectric.com/PayAssist) to explore resources and get started.

#### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).



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## Important Rate information for Commercial and Industrial Customers



**Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval.** This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



**The fuel charge will also be adjusted in January to reflect actual costs from 2025 and projected expenses for 2026.** The cost of fuel is passed directly to customers with no markup or profit to Tampa Electric.



**The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.**

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

**Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.**

For more information, visit [TampaElectric.com/RateCommunications](https://TampaElectric.com/RateCommunications).



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Approved Rates for January 2026		
<b>Standard General Service, Demand (GSD)</b>		
Basic Service Charge	\$112 per day	
Demand Charge	\$19.06 per kW	
Energy Charge	0.815 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
<b>Optional General Service, Demand (GSD-option)</b>		
Basic Service Charge	\$112 per day	
Energy Charge	8.226 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	0.493 cents per kWh	
Capacity Charge	0.176 cents per kWh	
Energy Conservation Charge	0.194 cents per kWh	
Clean Energy Transition Mechanism	0.272 cents per kWh	
Storm Surcharge	1.035 cents per kWh	
<b>Time-of-Day General Service, Demand (GSDT)</b>		
Basic Service Charge	\$112 per day	
Demand Charge	\$6.73 per kW of billing demand, plus	
	\$12.34 per kW of peak demand	
	<b>On-Peak</b> (cents per kWh)	<b>Off-Peak</b> (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
<b>General Service, Large Demand Primary (GSLDPR)</b>		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$14.14 per kW	
Energy Charge	1.166 cents per kWh	
Fuel Charge	3.481 cents per kWh	
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	

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**TWO RIVERS WEST CDD**  
 C/O INFRAMARK  
 TWO RIVERS WEST PH D9  
 ZEPHYRHILLS, FL 33541

**Statement Date:** December 29, 2025

**Amount Due:** \$799.23

**Due Date:** January 20, 2026

**Account #:** 221009593866

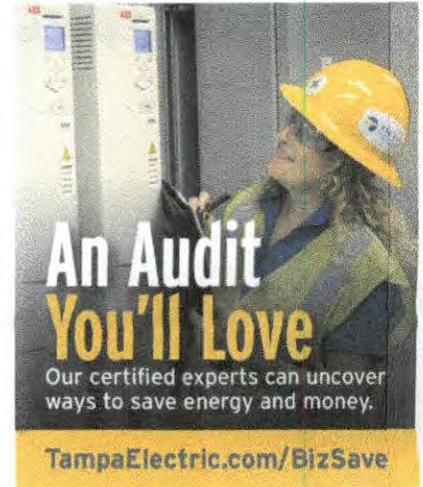
**Account Summary**

<b>Current Service Period:</b> November 19, 2025 - December 18, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$799.23</b>
<b>Amount Due by January 20, 2026 \$799.23</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221009593866

**Due Date:** January 20, 2026

**Amount Due:** \$799.23

**Payment Amount:** \$ \_\_\_\_\_

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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

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TWO RIVERS WEST CDD  
 C/O INFRAMARK  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318



Make check payable to: TECO  
 Please write your account number on the memo line of your check.



Service For:  
TWO RIVERS WEST PH D9  
ZEPHYRHILLS, FL 33541

Account #: 221009593866  
Statement Date: December 29, 2025  
Charges Due: January 20, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details

### Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

#### Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](http://TampaElectric.com/PayAssist) to explore resources and get started.

#### Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](http://TampaElectric.com/RateCommunications).

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	225 kWh @ \$0.03412/kWh	\$7.68
Monthly Charge		\$726.89
Lighting Fuel Charge	225 kWh @ \$0.03363/kWh	\$7.57
Storm Protection Charge	225 kWh @ \$0.00559/kWh	\$1.26
Clean Energy Transition Mechanism	225 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	225 kWh @ \$0.01230/kWh	\$2.77
Florida Gross Receipt Tax		\$0.50
State Tax		\$52.46
<b>Lighting Charges</b>		<b>\$799.23</b>

**Total Current Month's Charges \$799.23**

00001526-0009363-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.

**In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free: **866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

### Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TWO RIVERS WEST CDD  
TWO RIVERS WEST PH D11  
ZEPHYRHILLS, FL 33541

Statement Date: December 29, 2025

Amount Due: \$1,118.91

Due Date: January 20, 2026

Account #: 221009604051

### Account Summary

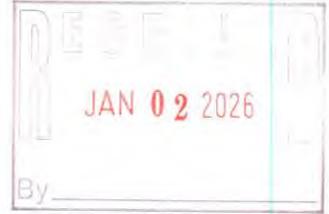
Current Service Period: December 04, 2025 - December 18, 2025

Previous Amount Due \$0.00  
Payment(s) Received Since Last Statement \$0.00

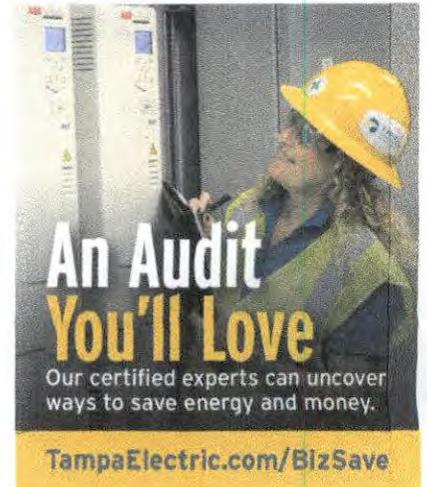
Current Month's Charges \$1,118.91

**Amount Due by January 20, 2026 \$1,118.91**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.



00001527-0003365-Page 1 of 4

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009604051

Due Date: January 20, 2026

Amount Due: \$1,118.91

Payment Amount: \$ \_\_\_\_\_

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

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TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



Make check payable to: TECO  
Please write your account number on the memo line of your check.

6000008339012210096040510000001118911



**Service For:**  
TWO RIVERS WEST PH D11  
ZEPHYRHILLS, FL 33541

Account #: 221009604051  
Statement Date: December 29, 2025  
Charges Due: January 20, 2026

**Service Period:** Dec 04, 2025 - Dec 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 15 days</b>		
Lighting Energy Charge	315 kWh @ \$0.03412/kWh	\$10.75
Monthly Charge		\$1017.65
Lighting Fuel Charge	315 kWh @ \$0.03363/kWh	\$10.59
Storm Protection Charge	315 kWh @ \$0.00559/kWh	\$1.76
Clean Energy Transition Mechanism	315 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	315 kWh @ \$0.01230/kWh	\$3.87
Florida Gross Receipt Tax		\$0.70
State Tax		\$73.45
<b>Lighting Charges</b>		<b>\$1,118.91</b>

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**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

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**Important Outdoor Lighting Rate Information**

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**Total Current Month's Charges** **\$1,118.91**

00001527-0003385-Page 2 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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- Phone:**
  - Commercial Customer Care:** 866-832-6249
  - Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 2762 WISE RIVER LN, ENTRY  
 ZEPHYRHILLS, FL 33541-6683

**Statement Date:** January 13, 2026

**Amount Due:** \$204.29

**Due Date:** February 03, 2026  
**Account #:** 211035616468

**Account Summary**

<b>Current Service Period:</b> December 06, 2025 - January 07, 2026	
Previous Amount Due	\$86.37
Payment(s) Received Since Last Statement	-\$86.37
<b>Current Month's Charges</b>	<b>\$204.29</b>
<b>Amount Due by February 03, 2026</b>	
	<b>\$204.29</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **161.54% higher** than it was in your previous period.



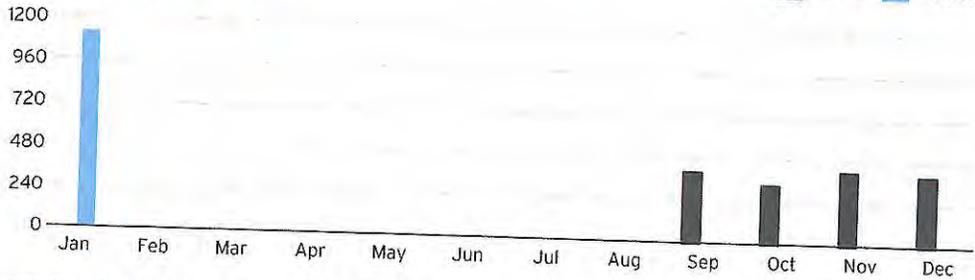
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00003783-0008341-Page 1 of 2

JAN 16 2026

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211035616468  
**Due Date:** February 03, 2026

**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	\$204.29
<b>Payment Amount:</b>	\$ _____

637804302146

00003783 FTECO101132623262110 00000 02 01000000 10673 001

**TWO RIVERS WEST CDD**  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

109 6378043021462110356164680000000204295



**Service For:**  
 2762 WISE RIVER LN  
 ENTRY, ZEPHYRHILLS, FL 33541-6683

Account #: 211035616468  
 Statement Date: January 13, 2026  
 Charges Due: February 03, 2026

### Meter Read

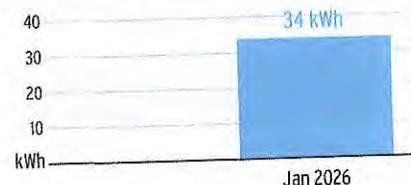
**Service Period:** Dec 06, 2025 - Jan 07, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000917615	01/07/2026	3,275		2,154		1,121 kWh	1	33 Days

### Charge Details

### Avg kWh Used Per Day



#### Electric Charges

Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	1,121 kWh @ \$0.09202/kWh	\$103.15
Fuel Charge	1,121 kWh @ \$0.03516/kWh	\$39.41
Storm Protection Charge	1,121 kWh @ \$0.00568/kWh	\$6.37
Clean Energy Transition Mechanism	1,121 kWh @ \$0.00418/kWh	\$4.69
Storm Surcharge	1,121 kWh @ \$0.02121/kWh	\$23.78
Florida Gross Receipt Tax		\$5.11
<b>Electric Service Cost</b>		<b>\$204.29</b>

**Total Current Month's Charges**

**\$204.29**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

### Ways To Pay Your Bill



#### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



#### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



#### Mail A Check

**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.



#### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



#### Phone

Toll Free: **866-689-6469**

#### All Other

**Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

### Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
 866-832-6249  
**Residential Customer Care:**  
 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1  
**Power Outage:**  
 877-588-1010  
**Energy-Saving Programs:**  
 813-275-3909

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**TWO RIVERS WEST CDD**  
 35001 COLSTRIP TRL  
 ZEPHYRHILLS, FL 33541-6698

**Statement Date:** January 15, 2026

<b>Amount Due:</b>	<b>\$20.98</b>
<b>Due Date:</b>	February 05, 2026
<b>Account #:</b>	221009539331

**Account Summary**



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$25.68
Payment(s) Received Since Last Statement	-\$25.68
<b>Current Month's Charges</b>	<b>\$20.98</b>
<b>Amount Due by February 05, 2026</b>	<b>\$20.98</b>

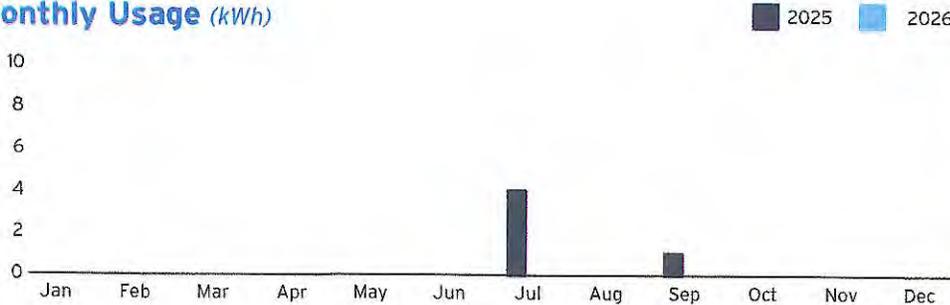
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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**Monthly Usage (kWh)**



**2025 2026**  
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221009539331  
**Due Date:** February 05, 2026

**Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$20.98</b>
<b>Payment Amount:</b>	\$ _____

608174754955

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

111 6081747549552210095393310000000020987



**Service For:**  
 35001 COLSTRIP TRL  
 ZEPHYRHILLS, FL 33541-6698

Account #: 221009539331  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

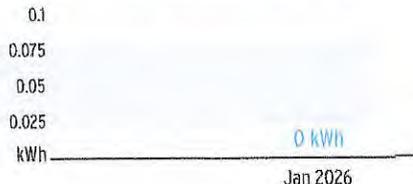
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944153	01/09/2026	5		5		0 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.98</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$20.98**

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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**TWO RIVERS WEST CDD**  
 2137 WISE RIVER LN, ENTRY  
 ZEPHYRHILLS, FL 33541-6679

**Statement Date:** January 15, 2026

**Amount Due:** \$82.24

**Due Date:** February 05, 2026

**Account #:** 221009418650

### Account Summary



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$74.00
Payment(s) Received Since Last Statement	-\$74.00
Miscellaneous Credits	-\$1.39
Credit balance after payments and credits	-\$1.39
<b>Current Month's Charges</b>	<b>\$83.63</b>

**Amount Due by February 05, 2026 \$82.24**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **7.69% lower** than it was in your previous period.



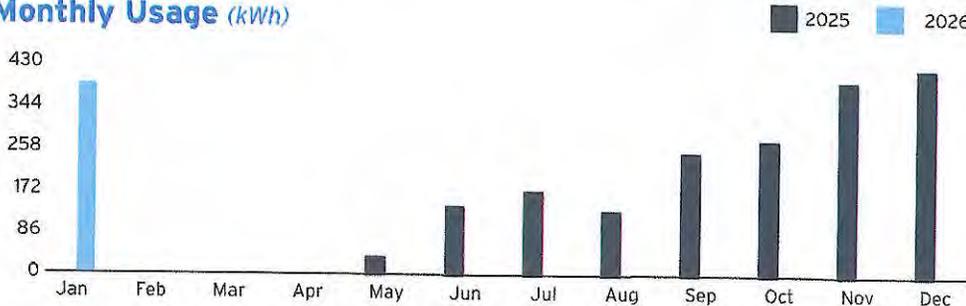
Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](https://TECOaccount.com).

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221009418650

**Due Date:** February 05, 2026



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$82.24

**Payment Amount:** \$ \_\_\_\_\_

603236500487

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

113 603236500487221009418650000000082245



**Service For:**  
 2137 WISE RIVER LN  
 ENTRY, ZEPHYRHILLS, FL 33541-6679

Account #: 221009418650  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

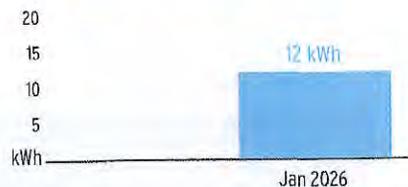
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	01/09/2026	2,255	1,869	386 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	386 kWh @ \$0.09202/kWh	\$35.52
Fuel Charge	386 kWh @ \$0.03516/kWh	\$13.57
Storm Protection Charge	386 kWh @ \$0.00568/kWh	\$2.19
Clean Energy Transition Mechanism	386 kWh @ \$0.00418/kWh	\$1.61
Storm Surcharge	386 kWh @ \$0.02121/kWh	\$8.19
Florida Gross Receipt Tax		\$2.09
<b>Electric Service Cost</b>		<b>\$83.63</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges \$83.63**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.39
<b>Total Current Month's Credits</b>	<b>-\$1.39</b>

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- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 C/O INFRAMARK  
 1841 ARCHING BR  
 ZEPHYRHILLS, FL 33541-1724

**Statement Date:** January 15, 2026

<b>Amount Due:</b>	<b>\$21.28</b>
<b>Due Date:</b> February 05, 2026	
<b>Account #:</b> 211036592312	

**Account Summary**

<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$150.83
Payment(s) Received Since Last Statement	-\$150.83
Miscellaneous Credits	-\$1.17
Credit balance after payments and credits	-\$1.17
<b>Current Month's Charges</b>	<b>\$22.45</b>
<b>Amount Due by February 05, 2026</b>	<b>\$21.28</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

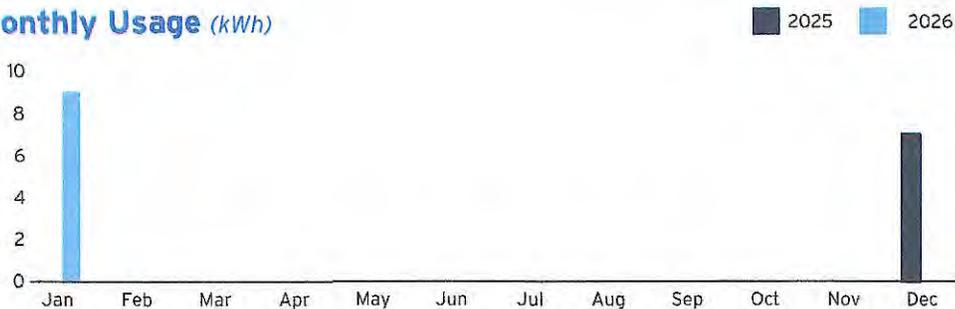
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**Monthly Usage (kWh)**



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Account #:** 211036592312  
**Due Date:** February 05, 2026

JAN 21 2026

<b>Amount Due:</b>	<b>\$21.28</b>
<b>Payment Amount:</b> \$ _____	

688421293302



00004065 FTECO101152623424010 00000 02 01000000 11123 002  
**TWO RIVERS WEST CDD**  
 C/O INFRAMARK  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

115 6884212933022110365923120000000021282



**Service For:**  
 1841 ARCHING BR  
 ZEPHYRHILLS, FL 33541-1724

Account #: 211036592312  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

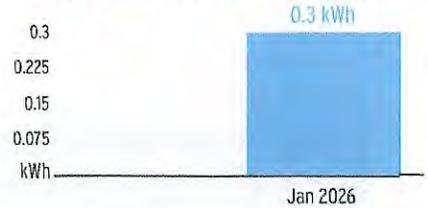
**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451388	01/09/2026	20		11		9 kWh	1	31 Days

## Charge Details

### Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	9 kWh @ \$0.09202/kWh	\$0.83
Fuel Charge	9 kWh @ \$0.03516/kWh	\$0.32
Storm Protection Charge	9 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.02121/kWh	\$0.19
Florida Gross Receipt Tax		\$0.56
<b>Electric Service Cost</b>		<b>\$22.45</b>

**Total Current Month's Charges \$22.45**

Miscellaneous Credits	
Sales Tax Credit	-\$1.17
<b>Total Current Month's Credits</b>	<b>-\$1.17</b>

00004065-0006986-Page 2 of 4

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 Toll Free: **866-689-6469**
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 P.O. Box 111  
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TWO RIVERS WEST CDD  
2306 MORRIS BRIDGE RD  
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$36.46

Due Date: February 05, 2026

Account #: 211036317181

### Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$47.94
Payment(s) Received Since Last Statement	-\$47.94
Miscellaneous Credits	-\$4.33
Credit balance after payments and credits	-\$4.33
<b>Current Month's Charges</b>	<b>\$40.79</b>

**Amount Due by February 05, 2026 \$36.46**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

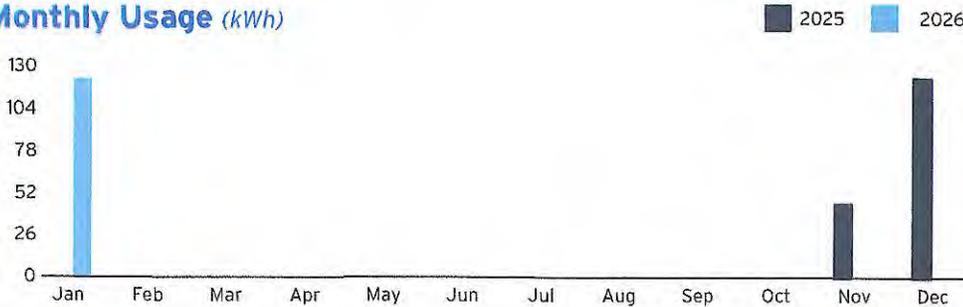
# 2025 2026

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Get started today at [TECOaccount.com](https://TECOaccount.com).

### Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036317181

Due Date: February 05, 2026



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See reverse side of your paystub for more ways to pay.

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Amount Due: \$36.46

Payment Amount: \$ \_\_\_\_\_

682248521585

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

117 682248521585211036317181000000036462

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**Service For:**  
 2306 MORRIS BRIDGE RD  
 ZEPHYRHILLS, FL 33541

Account #: 211036317181  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000691156	01/09/2026	360	238	122 kWh	1	31 Days

## Charge Details

### Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	122 kWh @ \$0.09202/kWh	\$11.23
Fuel Charge	122 kWh @ \$0.03516/kWh	\$4.29
Storm Protection Charge	122 kWh @ \$0.00568/kWh	\$0.69
Clean Energy Transition Mechanism	122 kWh @ \$0.00418/kWh	\$0.51
Storm Surcharge	122 kWh @ \$0.02121/kWh	\$2.59
Florida Gross Receipt Tax		\$1.02
<b>Electric Service Cost</b>		<b>\$40.79</b>

**Total Current Month's Charges**

**\$40.79**



### Miscellaneous Credits

Sales Tax Credit		-\$4.33
<b>Total Current Month's Credits</b>		<b>-\$4.33</b>

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 Tampa, FL 33631-3318  
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 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1  
**Power Outage:**  
 877-588-1010  
**Energy-Saving Programs:**  
 813-275-3909

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TWO RIVERS WEST CDD  
1828 TRAILHEAD LN  
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$63.52

Due Date: February 05, 2026

Account #: 211036166943

### Account Summary



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$67.93
Payment(s) Received Since Last Statement	-\$67.93
<b>Current Month's Charges</b>	<b>\$63.52</b>
<b>Amount Due by February 05, 2026 \$63.52</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **11.11% lower** than it was in your previous period.



Scan here to view your account online.

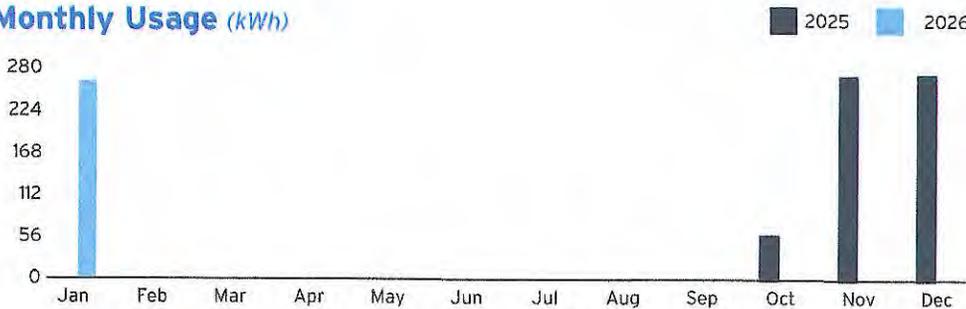
**2025**  
**2026**

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### Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036166943  
Due Date: February 05, 2026

### Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$63.52

Payment Amount: \$ \_\_\_\_\_

662495492655

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

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**Service For:**  
1828 TRAILHEAD LN  
ZEPHYRHILLS, FL 33541

Account #: 211036166943  
Statement Date: January 15, 2026  
Charges Due: February 05, 2026

## Meter Read

**Meter Location:** ENTRY GATE

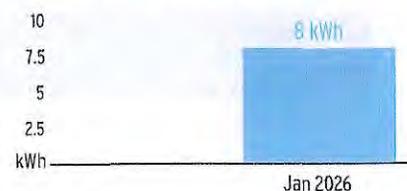
**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000424205	01/09/2026	932	670	262 kWh	1	31 Days

## Charge Details

### Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	262 kWh @ \$0.09202/kWh	\$24.11
Fuel Charge	262 kWh @ \$0.03516/kWh	\$9.21
Storm Protection Charge	262 kWh @ \$0.00568/kWh	\$1.49
Clean Energy Transition Mechanism	262 kWh @ \$0.00418/kWh	\$1.10
Storm Surcharge	262 kWh @ \$0.02121/kWh	\$5.56
Florida Gross Receipt Tax		\$1.59
<b>Electric Service Cost</b>		<b>\$63.52</b>

**Total Current Month's Charges \$63.52**

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**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

**Phone**  
Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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**Online:**  
[TampaElectric.com](http://TampaElectric.com)  
**Phone:**  
Commercial Customer Care:  
866-832-6249  
Residential Customer Care:  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
34583 RANGEWOOD DR  
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$18.72

Due Date: February 05, 2026

Account #: 211036337031

### Account Summary



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$27.32
Payment(s) Received Since Last Statement	-\$27.32
Miscellaneous Credits	-\$2.26
Credit balance after payments and credits	-\$2.26
<b>Current Month's Charges</b>	<b>\$20.98</b>

**Amount Due by February 05, 2026 \$18.72**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036337031

Due Date: February 05, 2026



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Amount Due: \$18.72

Payment Amount: \$ \_\_\_\_\_

689655862283

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

121 6896558622832110363370310000000018727

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**Service For:**  
 34583 RANGEWOOD DR  
 ZEPHYRHILLS, FL 33541

Account #: 211036337031  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	01/09/2026	0		0		0 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.98</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$20.98**

Miscellaneous Credits	
Sales Tax Credit	-\$2.26
<b>Total Current Month's Credits</b>	<b>-\$2.26</b>

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 Toll Free: **866-689-6469**
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 1664 N MORRIS BRIDGE RD  
 ZEPHYRHILLS, FL 33541

**Statement Date:** January 15, 2026

Amount Due:	\$22.83
<b>Due Date:</b> February 05, 2026	
<b>Account #:</b> 211036287970	

**Account Summary**



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$27.32
Payment(s) Received Since Last Statement	-\$27.32
<b>Current Month's Charges</b>	<b>\$22.83</b>
<b>Amount Due by February 05, 2026</b>	<b>\$22.83</b>

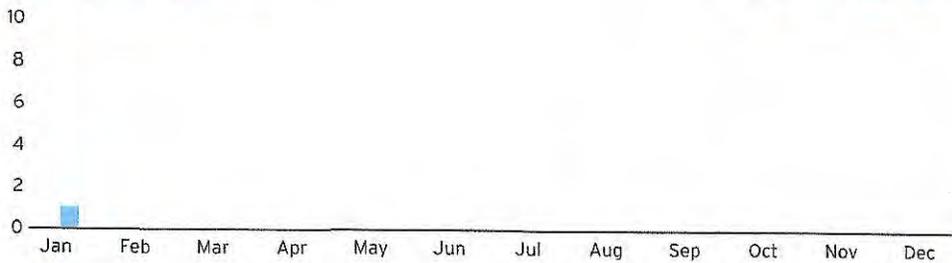
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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**Monthly Usage (kWh)**



**2025**  
**2026**

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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211036287970  
**Due Date:** February 05, 2026

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 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$22.83
Payment Amount: \$	_____

682248521583

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

123 682248521583211036287970000000022832



**Service For:**  
1664 N MORRIS BRIDGE RD  
ZEPHYRHILLS, FL 33541

Account #: 211036287970  
Statement Date: January 15, 2026  
Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
2000106667	01/09/2026	1	0	1 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.53
<b>Electric Service Cost</b>		<b>\$21.15</b>
State Tax		\$1.68
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$22.83</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$22.83**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TWO RIVERS WEST CDD  
36312 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due:	\$31.22
<b>Due Date:</b>	February 05, 2026
<b>Account #:</b>	211036116740

### Account Summary



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$35.46
Payment(s) Received Since Last Statement	-\$35.46
<b>Current Month's Charges</b>	<b>\$31.22</b>
<b>Amount Due by February 05, 2026 \$31.22</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

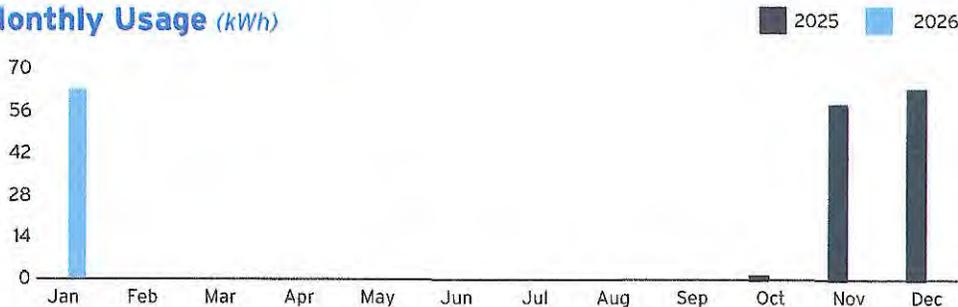
**2025** **2026**

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### Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036116740

Due Date: February 05, 2026



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Amount Due:	\$31.22
<b>Payment Amount:</b>	\$ _____

620520386551

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

125 620520386551211036116740000000031223

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**Service For:**  
 36312 COLSTON AVE  
 ZEPHYRHILLS, FL 33541

Account #: 211036116740  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

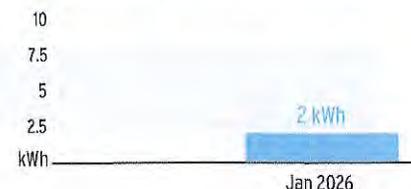
**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000202991	01/09/2026	190	127	63 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	63 kWh @ \$0.09202/kWh	\$5.80
Fuel Charge	63 kWh @ \$0.03516/kWh	\$2.22
Storm Protection Charge	63 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.78
<b>Electric Service Cost</b>		<b>\$31.22</b>

**Total Current Month's Charges \$31.22**

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877-588-1010
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**TWO RIVERS WEST CDD**  
 34706 COLSTON AVE  
 ZEPHYRHILLS, FL 33541

**Statement Date:** January 15, 2026

<b>Amount Due:</b>	<b>\$30.40</b>
<b>Due Date:</b>	February 05, 2026
<b>Account #:</b>	211036147331

**Account Summary**



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$34.08
Payment(s) Received Since Last Statement	-\$34.08
<b>Current Month's Charges</b>	<b>\$30.40</b>
<b>Amount Due by February 05, 2026</b>	<b>\$30.40</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**



Your average daily kWh used was **0% higher** than it was in your previous period.



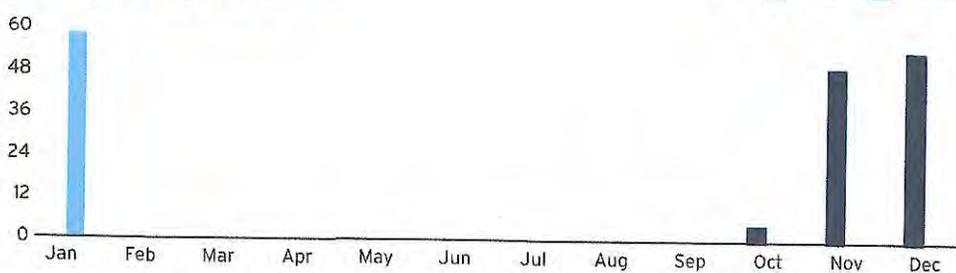
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**2025** **2026**  
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**Monthly Usage (kWh)**



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**Account #:** 211036147331  
**Due Date:** February 05, 2026

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<b>Amount Due:</b>	<b>\$30.40</b>
<b>Payment Amount:</b>	\$ _____

662495492654

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

127 662495492654211036147331000000030405

0000016-0000288-Page 15 of 42



**Service For:**  
 34706 COLSTON AVE  
 ZEPHYRHILLS, FL 33541

Account #: 211036147331  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

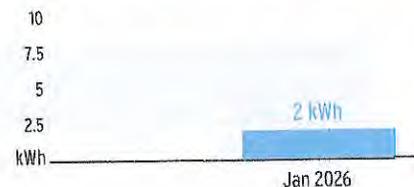
**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000693197	01/09/2026	165	107		58 kWh	1	31 Days

## Charge Details

### Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	58 kWh @ \$0.09202/kWh	\$5.34
Fuel Charge	58 kWh @ \$0.03516/kWh	\$2.04
Storm Protection Charge	58 kWh @ \$0.00568/kWh	\$0.33
Clean Energy Transition Mechanism	58 kWh @ \$0.00418/kWh	\$0.24
Storm Surcharge	58 kWh @ \$0.02121/kWh	\$1.23
Florida Gross Receipt Tax		\$0.76

### Electric Service Cost

**\$30.40**

**Total Current Month's Charges**

**\$30.40**

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 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1  
**Power Outage:**  
 877-588-1010  
**Energy-Saving Programs:**  
 813-275-3909

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**TWO RIVERS WEST CDD**  
 1756 VALIER PT  
 ZEPHYRHILLS, FL 33541-6756

**Statement Date:** January 15, 2026

**Amount Due:** \$35.59

**Due Date:** February 05, 2026

**Account #:** 211036089145

**Account Summary**



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$38.88
Payment(s) Received Since Last Statement	-\$38.88
<b>Current Month's Charges</b>	<b>\$35.59</b>

**Amount Due by February 05, 2026 \$35.59**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

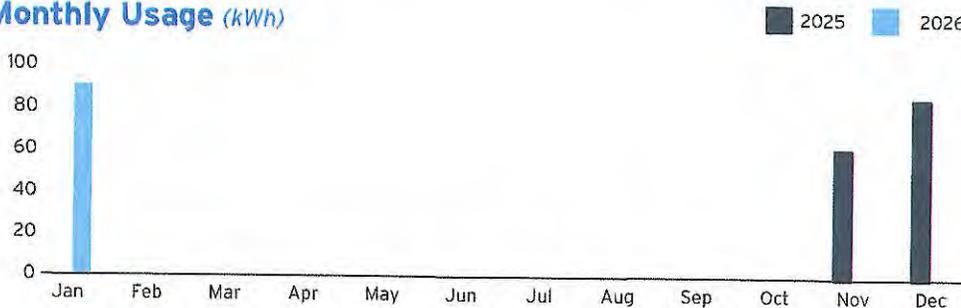


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**Monthly Usage (kWh)**



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211036089145

**Due Date:** February 05, 2026



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**Amount Due:** \$35.59

**Payment Amount:** \$ \_\_\_\_\_

620520386550

**TWO RIVERS WEST CDD**  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
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 TAMPA, FL 33631-3318

Make check payable to: TECO  
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129 620520386550211036089145000000035593

00000016-0000303-Page 25 of 42



**Service For:**  
1756 VALIER PT  
ZEPHYRHILLS, FL 33541-6756

Account #: 211036089145  
Statement Date: January 15, 2026  
Charges Due: February 05, 2026

## Meter Read

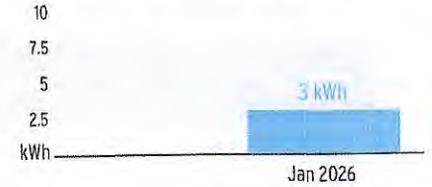
Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000196051	01/09/2026	236	146		90 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	90 kWh @ \$0.09202/kWh	\$8.28
Fuel Charge	90 kWh @ \$0.03516/kWh	\$3.16
Storm Protection Charge	90 kWh @ \$0.00568/kWh	\$0.51
Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
Florida Gross Receipt Tax		\$0.89
<b>Electric Service Cost</b>		<b>\$35.59</b>

**Total Current Month's Charges \$35.59**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:**  
**Commercial Customer Care:** 866-832-6249  
**Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TWO RIVERS WEST CDD  
35889 STABLETON LN  
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$20.98

Due Date: February 05, 2026

Account #: 211036089111

### Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$25.68
Payment(s) Received Since Last Statement	-\$25.68
<b>Current Month's Charges</b>	<b>\$20.98</b>

**Amount Due by February 05, 2026 \$20.98**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036089111

Due Date: February 05, 2026



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Amount Due: \$20.98

Payment Amount: \$ \_\_\_\_\_

620520386549

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

131 620520386549211036089111000000020987



**Service For:**  
 35889 STABLETON LN  
 ZEPHYRHILLS, FL 33541

Account #: 211036089111  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691152	01/09/2026	0		0		0 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.98</b>

## Avg kWh Used Per Day



**Total Current Month's Charges \$20.98**

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 Toll Free: **866-689-6469**
- All Other Correspondences:**  
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 Tampa, FL 33601-0111

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**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 1900 ALCOVE PL  
 ZEPHYRHILLS, FL 33541

**Statement Date:** January 15, 2026

**Amount Due:** \$32.34

**Due Date:** February 05, 2026

**Account #:** 211036127242

**Account Summary**



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$36.72
Payment(s) Received Since Last Statement	-\$36.72
<b>Current Month's Charges</b>	<b>\$32.34</b>

**Amount Due by February 05, 2026 \$32.34**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

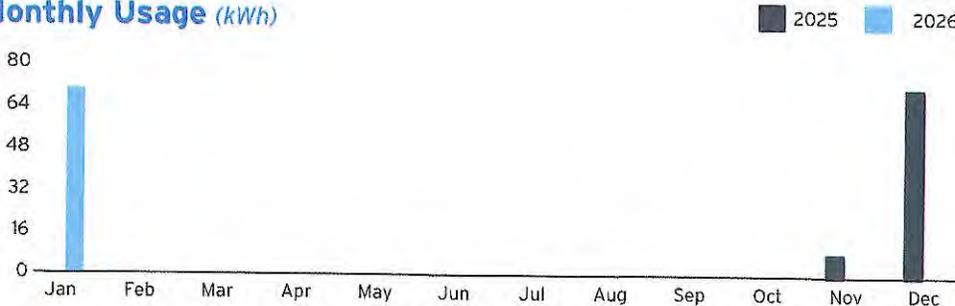


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**Monthly Usage (kWh)**



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211036127242

**Due Date:** February 05, 2026



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$32.34

**Payment Amount:** \$ \_\_\_\_\_

620520386552

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

133 620520386552211036127242000000032348

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**Service For:**  
 1900 ALCOVE PL  
 ZEPHYRHILLS, FL 33541

Account #: 211036127242  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

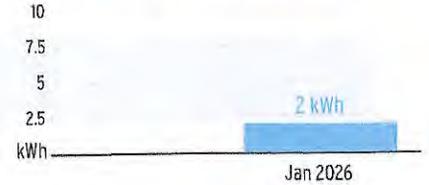
**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000255438	01/09/2026	149	79		70 kWh	1	31 Days

## Charge Details

### Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	70 kWh @ \$0.09202/kWh	\$6.44
Fuel Charge	70 kWh @ \$0.03516/kWh	\$2.46
Storm Protection Charge	70 kWh @ \$0.00568/kWh	\$0.40
Clean Energy Transition Mechanism	70 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	70 kWh @ \$0.02121/kWh	\$1.48
Florida Gross Receipt Tax		\$0.81
<b>Electric Service Cost</b>		<b>\$32.34</b>

**Total Current Month's Charges \$32.34**

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- Mail A Check**  
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 P.O. Box 31318  
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- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

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TampaElectric.com
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 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1
- Power Outage:**  
877-588-1010
- Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
2047 TWO RIVERS BV  
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$31.52

Due Date: February 05, 2026

Account #: 211036297391

### Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$42.24
Payment(s) Received Since Last Statement	-\$42.24
Miscellaneous Credits	-\$3.75
Credit balance after payments and credits	-\$3.75
<b>Current Month's Charges</b>	<b>\$35.27</b>

**Amount Due by February 05, 2026 \$31.52**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

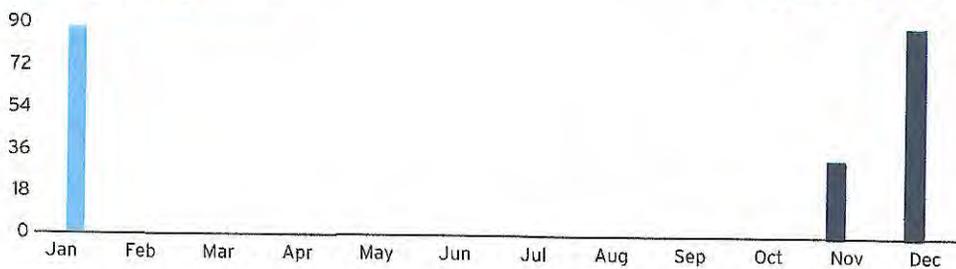
# 2025

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### Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036297391

Due Date: February 05, 2026



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Amount Due: \$31.52

Payment Amount: \$ \_\_\_\_\_

682248521584

TWO RIVERS WEST CDD  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

135 6822485215842110362973910000000031523

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**Service For:**  
 2047 TWO RIVERS BV  
 ZEPHYRHILLS, FL 33541

Account #: 211036297391  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

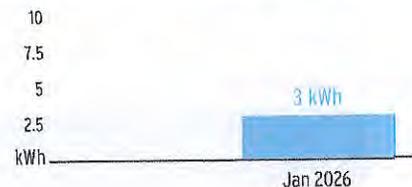
**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000201739	01/09/2026	265	177		88 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	88 kWh @ \$0.09202/kWh	\$8.10
Fuel Charge	88 kWh @ \$0.03516/kWh	\$3.09
Storm Protection Charge	88 kWh @ \$0.00568/kWh	\$0.50
Clean Energy Transition Mechanism	88 kWh @ \$0.00418/kWh	\$0.37
Storm Surcharge	88 kWh @ \$0.02121/kWh	\$1.87
Florida Gross Receipt Tax		\$0.88
<b>Electric Service Cost</b>		<b>\$35.27</b>

**Total Current Month's Charges**

**\$35.27**



### Miscellaneous Credits

Sales Tax Credit	-\$3.75
<b>Total Current Month's Credits</b>	<b>-\$3.75</b>

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 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

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**Residential Customer Care:**  
 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1  
**Power Outage:**  
 877-588-1010  
**Energy-Saving Programs:**  
 813-275-3909

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**TWO RIVERS WEST CDD**  
 35644 BIG HAWK DR, MP  
 ZEPHYRHILLS, FL 33541-1713

**Statement Date:** January 15, 2026

<b>Amount Due:</b>	<b>\$34.78</b>
<b>Due Date:</b> February 05, 2026	
<b>Account #:</b> 211035184756	

**Account Summary**



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$42.76
Payment(s) Received Since Last Statement	-\$42.76
<b>Current Month's Charges</b>	<b>\$34.78</b>
<b>Amount Due by February 05, 2026 \$34.78</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **0% higher** than it was in your previous period.

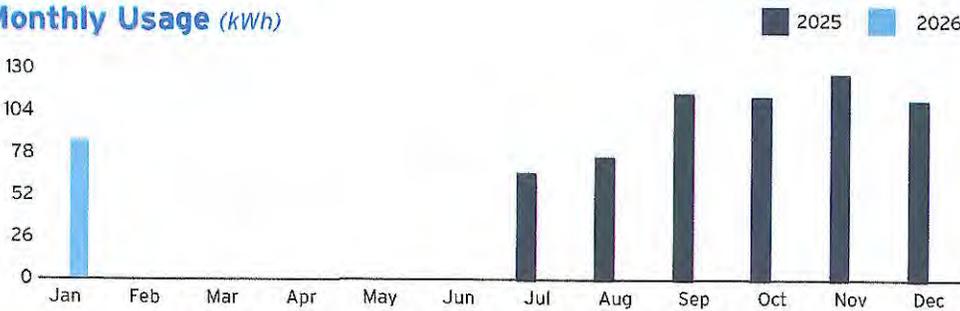
Scan here to view your account online.

**2025**  
**2026**  
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**Monthly Usage (kWh)**



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To ensure prompt credit, please return stub portion of this bill with your payment.



**Account #:** 211035184756  
**Due Date:** February 05, 2026

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<b>Amount Due:</b>	<b>\$34.78</b>
<b>Payment Amount:</b>	\$ _____

632866038122

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

00000016-0000910-Page 39 of 42



**Service For:**  
 35644 BIG HAWK DR  
 MP, ZEPHYRHILLS, FL 33541-1713

Account #: 211035184756  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Meter Location:** METER POLE

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944138	01/09/2026	732		647		85 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	85 kWh @ \$0.09202/kWh	\$7.82
Fuel Charge	85 kWh @ \$0.03516/kWh	\$2.99
Storm Protection Charge	85 kWh @ \$0.00568/kWh	\$0.48
Clean Energy Transition Mechanism	85 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	85 kWh @ \$0.02121/kWh	\$1.80
Florida Gross Receipt Tax		\$0.87
<b>Electric Service Cost</b>		<b>\$34.78</b>

**Total Current Month's Charges**

**\$34.78**

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 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:  
 7-1-1

Power Outage:  
 877-588-1010

Energy-Saving Programs:  
 813-275-3909

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TWO RIVERS WEST CDD  
C/O INFRAMARK  
35037 BIG HAWK DR, B  
ZEPHYRHILLS, FL 33541-1712

Statement Date: January 15, 2026

Amount Due: \$20.98

Due Date: February 05, 2026

Account #: 211035858003

### Account Summary

<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$25.68
Payment(s) Received Since Last Statement	-\$25.68
<b>Current Month's Charges</b>	<b>\$20.98</b>
<b>Amount Due by February 05, 2026</b>	<b>\$20.98</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035858003

Due Date: February 05, 2026

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$20.98

Payment Amount: \$ \_\_\_\_\_

684717634606



TWO RIVERS WEST CDD  
C/O INFRAMARK  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.



**Service For:**  
 35037 BIG HAWK DR  
 B, ZEPHYRHILLS, FL 33541-1712

Account #: 211035858003  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

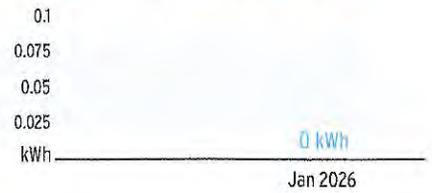
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	01/09/2026	12		12		0 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.98</b>

## Avg kWh Used Per Day



**Total Current Month's Charges** **\$20.98**

00004065-0008997-Page 4 of 4

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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- Mail A Check**  
**Payments:**  
 TECO  
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 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:**  
[TampaElectric.com](http://TampaElectric.com)
- Phone:**  
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**Residential Customer Care:** 813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 35191 COLSTRIP TRL, KIOSK  
 ZEPHYRHILLS, FL 33541-6754

**Statement Date:** January 15, 2026

**Amount Due:** \$33.64

**Due Date:** February 05, 2026

**Account #:** 211035150245

### Account Summary



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$26.14
Payment(s) Received Since Last Statement	-\$26.14
<b>Current Month's Charges</b>	<b>\$33.64</b>
<b>Amount Due by February 05, 2026 \$33.64</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **2900% higher** than it was in your previous period.



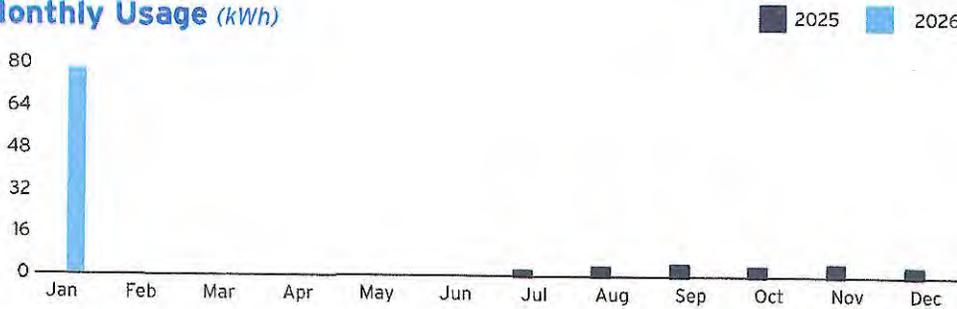
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Get started today at [TECOaccount.com](https://TECOaccount.com).

### Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211035150245

**Due Date:** February 05, 2026



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$33.64

**Payment Amount:** \$ \_\_\_\_\_

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TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

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**Service For:**  
 35191 COLSTRIP TRL  
 KIOSK, ZEPHYRHILLS, FL 33541-6754

Account #: 211035150245  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000944085	01/09/2026	97	19	78 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	78 kWh @ \$0.09202/kWh	\$7.18
Fuel Charge	78 kWh @ \$0.03516/kWh	\$2.74
Storm Protection Charge	78 kWh @ \$0.00568/kWh	\$0.44
Clean Energy Transition Mechanism	78 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	78 kWh @ \$0.02121/kWh	\$1.65
Florida Gross Receipt Tax		\$0.84
<b>Electric Service Cost</b>		<b>\$33.64</b>

**Total Current Month's Charges \$33.64**

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

**Phone**  
 Toll Free: **866-689-6469**

**All Other Correspondences:**  
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 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
 7-1-1  
**Power Outage:**  
 877-588-1010  
**Energy-Saving Programs:**  
 813-275-3909

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**TWO RIVERS WEST CDD**  
 35037 BIG HAWK DR  
 ZEPHYRHILLS, FL 33541-1712

**Statement Date:** January 15, 2026

**Amount Due:** \$78.73

**Due Date:** February 05, 2026

**Account #:** 211034856834

**Account Summary**



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$56.44
Payment(s) Received Since Last Statement	-\$56.44
Miscellaneous Credits	-\$1.01
Credit balance after payments and credits	-\$1.01
<b>Current Month's Charges</b>	<b>\$79.74</b>

**Amount Due by February 05, 2026 \$78.73**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**



Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.

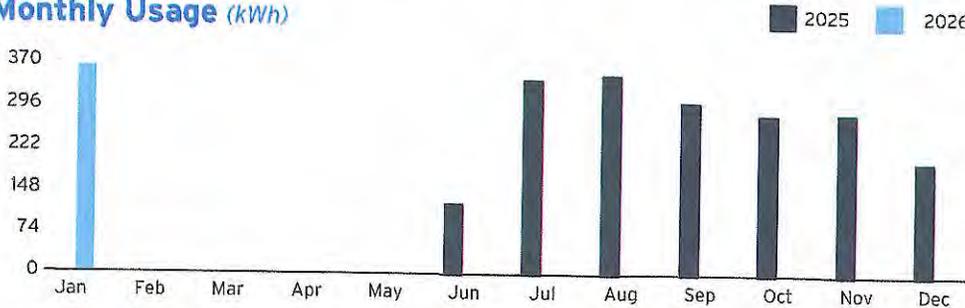
**2025**

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**Monthly Usage (kWh)**



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211034856834

**Due Date:** February 05, 2026



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$78.73

**Payment Amount:** \$ \_\_\_\_\_

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TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

143 6871867438812110348568340000000078736

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**Service For:**  
 35037 BIG HAWK DR  
 ZEPHYRHILLS, FL 33541-1712

Account #: 211034856834  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

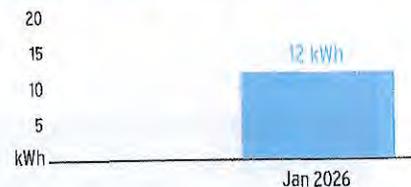
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000939675	01/09/2026	2,417	2,055	362 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	362 kWh @ \$0.09202/kWh	\$33.31
Fuel Charge	362 kWh @ \$0.03516/kWh	\$12.73
Storm Protection Charge	362 kWh @ \$0.00568/kWh	\$2.06
Clean Energy Transition Mechanism	362 kWh @ \$0.00418/kWh	\$1.51
Storm Surcharge	362 kWh @ \$0.02121/kWh	\$7.68
Florida Gross Receipt Tax		\$1.99
<b>Electric Service Cost</b>		<b>\$79.74</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges** **\$79.74**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.01
<b>Total Current Month's Credits</b>	<b>-\$1.01</b>

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 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
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- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 2429 WISE RIVER LN  
 ZEPHYRHILLS, FL 33541

**Statement Date:** January 15, 2026

**Amount Due:** \$32.02

**Due Date:** February 05, 2026

**Account #:** 211035125395

**Account Summary**



<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$42.45
Payment(s) Received Since Last Statement	-\$42.45
<b>Current Month's Charges</b>	<b>\$32.02</b>
<b>Amount Due by February 05, 2026 \$32.02</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**



Your average daily kWh used was **33,33% lower** than it was in your previous period.



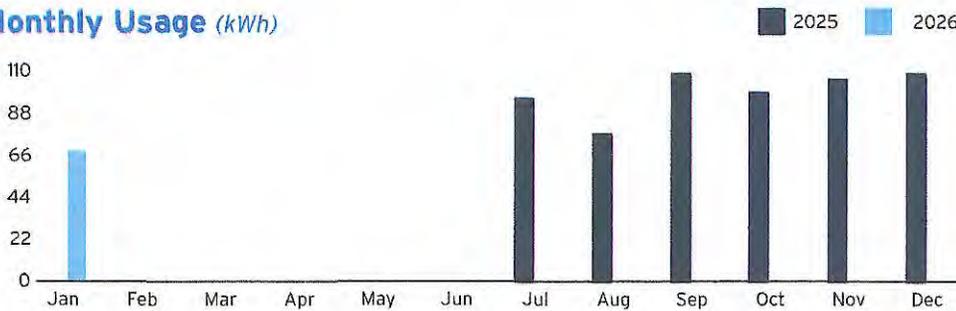
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**Monthly Usage (kWh)**



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211035125395

**Due Date:** February 05, 2026

JAN 21 2026

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$32.02

**Payment Amount:** \$ \_\_\_\_\_

632866038118

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

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Service For:  
2429 WISE RIVER LN  
ZEPHYRHILLS, FL 33541

Account #: 211035125395  
Statement Date: January 15, 2026  
Charges Due: February 05, 2026

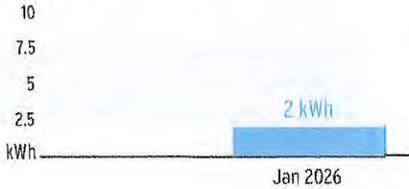
### Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939709	01/09/2026	834	766	68 kWh	1	31 Days

### Charge Details

### Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	68 kWh @ \$0.09202/kWh	\$6.26
Fuel Charge	68 kWh @ \$0.03516/kWh	\$2.39
Storm Protection Charge	68 kWh @ \$0.00568/kWh	\$0.39
Clean Energy Transition Mechanism	68 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	68 kWh @ \$0.02121/kWh	\$1.44
Florida Gross Receipt Tax		\$0.80
<b>Electric Service Cost</b>		<b>\$32.02</b>

**Total Current Month's Charges \$32.02**

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**TWO RIVERS WEST CDD**  
 2483 SUTTONSET TRL  
 ZEPHYRHILLS, FL 33541

**Statement Date:** January 15, 2026

**Amount Due:** \$38.03

**Due Date:** February 05, 2026

**Account #:** 211035135774

### Account Summary



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$42.45
Payment(s) Received Since Last Statement	-\$42.45
<b>Current Month's Charges</b>	<b>\$38.03</b>

**Amount Due by February 05, 2026 \$38.03**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

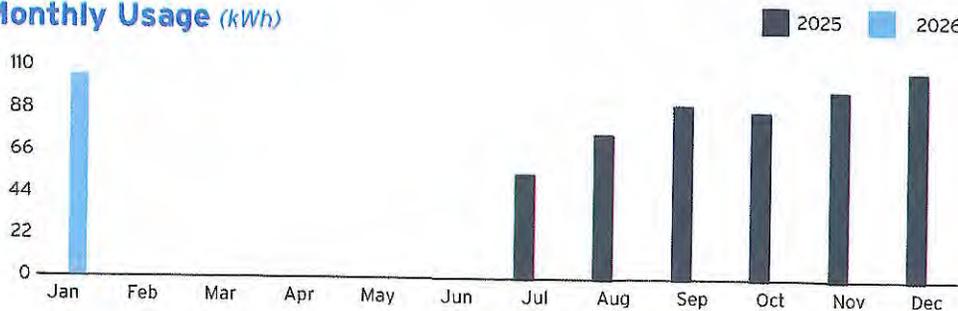


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### Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211035135774

**Due Date:** February 05, 2026



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**Amount Due:** \$38.03

**Payment Amount:** \$ \_\_\_\_\_

632866038119

TWO RIVERS WEST CDD  
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 TAMPA, FL 33607-6008

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 P.O. BOX 31318  
 TAMPA, FL 33631-3318

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 Please write your account number on the memo line of your check.

147 632866038119211035135774000000038037

00000016-000295-Page 9 of 42



**Service For:**  
 2483 SUTTONSET TRL  
 ZEPHYRHILLS, FL 33541

Account #: 211035135774  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

### Meter Read

**Meter Location:** MAIL KIOSK

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000916374	01/09/2026	825	720	105 kWh	1	31 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	105 kWh @ \$0.09202/kWh	\$9.66
Fuel Charge	105 kWh @ \$0.03516/kWh	\$3.69
Storm Protection Charge	105 kWh @ \$0.00568/kWh	\$0.60
Clean Energy Transition Mechanism	105 kWh @ \$0.00418/kWh	\$0.44
Storm Surcharge	105 kWh @ \$0.02121/kWh	\$2.23
Florida Gross Receipt Tax		\$0.95
<b>Electric Service Cost</b>		<b>\$38.03</b>

### Avg kWh Used Per Day



**Total Current Month's Charges**

**\$38.03**

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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 1745 FALLON PASS  
 ZEPHYRHILLS, FL 33541-6755

**Statement Date:** January 15, 2026

**Amount Due:** \$37.22

**Due Date:** February 05, 2026

**Account #:** 211035174120

### Account Summary



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$41.22
Payment(s) Received Since Last Statement	-\$41.22

**Current Month's Charges** **\$37.22**

**Amount Due by February 05, 2026** **\$37.22**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

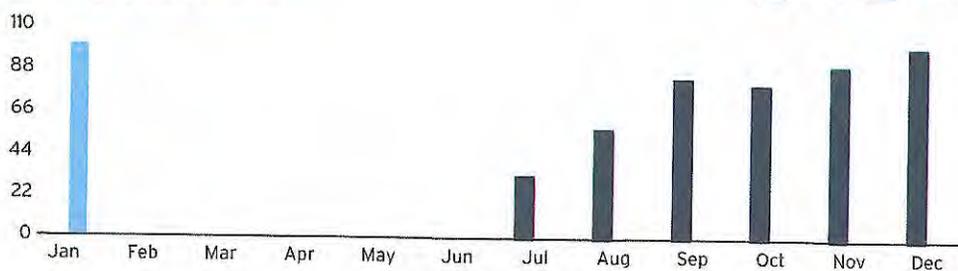


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### Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211035174120

**Due Date:** February 05, 2026



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**Amount Due:** \$37.22

**Payment Amount:** \$ \_\_\_\_\_

632866038121

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
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 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

149 632866038121211035174120000000037223

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**Service For:**  
 1745 FALLON PASS  
 ZEPHYRHILLS, FL 33541-6755

Account #: 211035174120  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Meter Location:** SIGN LIGHTING

**Service Period:** Dec 10, 2025 - Jan 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000931228	01/09/2026	550	450		100 kWh	1	31 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	100 kWh @ \$0.09202/kWh	\$9.20
Fuel Charge	100 kWh @ \$0.03516/kWh	\$3.52
Storm Protection Charge	100 kWh @ \$0.00568/kWh	\$0.57
Clean Energy Transition Mechanism	100 kWh @ \$0.00418/kWh	\$0.42
Storm Surcharge	100 kWh @ \$0.02121/kWh	\$2.12
Florida Gross Receipt Tax		\$0.93
<b>Electric Service Cost</b>		<b>\$37.22</b>

## Avg kWh Used Per Day



**Total Current Month's Charges** **\$37.22**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
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- In-Person**  
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- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

## Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 2113 N DRUMMOND POINT  
 ZEPHYRHILLS, FL 33541

**Statement Date:** January 15, 2026

**Amount Due:** \$34.37

**Due Date:** February 05, 2026  
**Account #:** 211034856826

**Account Summary**



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$39.35
Payment(s) Received Since Last Statement	-\$39.35
Miscellaneous Credits	-\$1.22
Credit balance after payments and credits	-\$1.22
<b>Current Month's Charges</b>	<b>\$35.59</b>
<b>Amount Due by February 05, 2026 \$34.37</b>	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**Your Energy Insight**

Your average daily kWh used was **0% higher** than it was in your previous period.

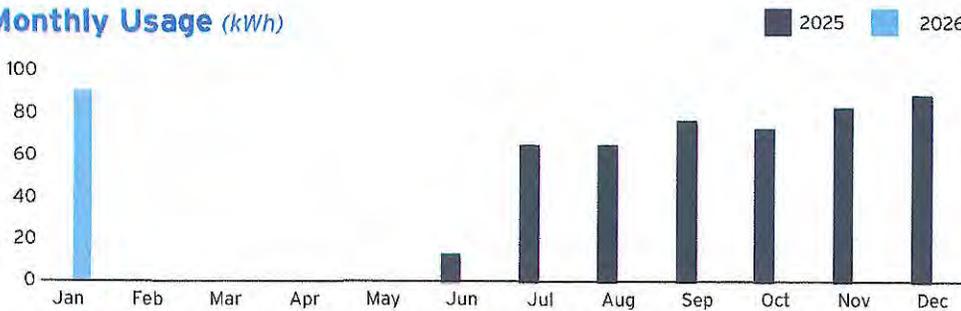
Scan here to view your account online.

**2026**  
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](http://TECOaccount.com).

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211034856826  
**Due Date:** February 05, 2026

**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$34.37

**Payment Amount:** \$ \_\_\_\_\_

687186743880

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

151 687186743880211034856826000000034372

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**Service For:**  
 2113 N DRUMMOND POINT  
 ZEPHYRHILLS, FL 33541

Account #: 211034856826  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

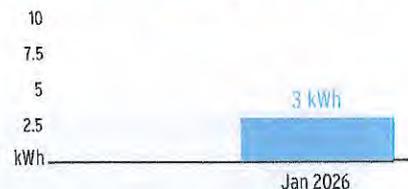
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000933946	01/09/2026	554	464	90 kWh	1	31 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	90 kWh @ \$0.09202/kWh	\$8.28
Fuel Charge	90 kWh @ \$0.03516/kWh	\$3.16
Storm Protection Charge	90 kWh @ \$0.00568/kWh	\$0.51
Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
Florida Gross Receipt Tax		\$0.89
<b>Electric Service Cost</b>		<b>\$35.59</b>

## Avg kWh Used Per Day



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges** **\$35.59**

<b>Miscellaneous Credits</b>	
Interest for Cash Security Deposit - Electric	-\$1.22
<b>Total Current Month's Credits</b>	<b>-\$1.22</b>

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

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- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 1861 DRUMMOND PT, MAIL KIOSK  
 ZEPHYRHILLS, FL 33541-6691

**Statement Date:** January 15, 2026

**Amount Due:** \$38.98

**Due Date:** February 05, 2026

**Account #:** 211035097206

### Account Summary



**Current Service Period:** December 10, 2025 - January 09, 2026

Previous Amount Due	\$43.40
Payment(s) Received Since Last Statement	-\$43.40
<b>Current Month's Charges</b>	<b>\$38.98</b>

**Amount Due by February 05, 2026 \$38.98**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

### Your Energy Insight



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

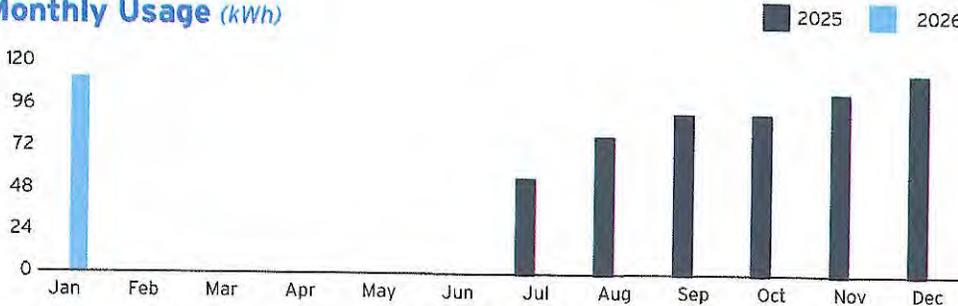
**2025**  
**2026**

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Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](http://TECOaccount.com).

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 211035097206

**Due Date:** February 05, 2026



**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$38.98

**Payment Amount:** \$ \_\_\_\_\_

615582140505

**TWO RIVERS WEST CDD**  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

153 615582140505211035097206000000038985

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**Service For:**  
 1861 DRUMMOND PT  
 MAIL KIOSK, ZEPHYRHILLS, FL 33541-6691

Account #: 211035097206  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

### Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

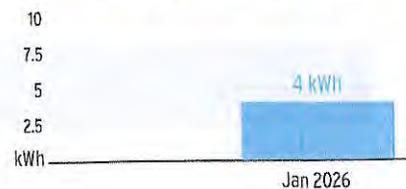
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916314	01/09/2026	1,012	901		111 kWh	1	31 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	111 kWh @ \$0.09202/kWh	\$10.21
Fuel Charge	111 kWh @ \$0.03516/kWh	\$3.90
Storm Protection Charge	111 kWh @ \$0.00568/kWh	\$0.63
Clean Energy Transition Mechanism	111 kWh @ \$0.00418/kWh	\$0.46
Storm Surcharge	111 kWh @ \$0.02121/kWh	\$2.35
Florida Gross Receipt Tax		\$0.97
<b>Electric Service Cost</b>		<b>\$38.98</b>

### Avg kWh Used Per Day



**Total Current Month's Charges \$38.98**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
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**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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**TWO RIVERS WEST CDD**  
 COLSTON AVE/TRAILHEAD LN, TWORVRPHD4  
 ZEPHYRHILLS, FL 33541

**Statement Date:** January 21, 2026

**Amount Due:** \$2,838.56

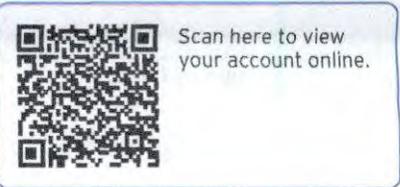
**Due Date:** February 11, 2026

**Account #:** 221009530827

**Account Summary**

<b>Current Service Period:</b> December 13, 2025 - January 14, 2026	
Previous Amount Due	\$2,837.66
Payment(s) Received Since Last Statement	-\$2,837.66
<b>Current Month's Charges</b>	<b>\$2,838.56</b>
<b>Amount Due by February 11, 2026</b>	<b>\$2,838.56</b>

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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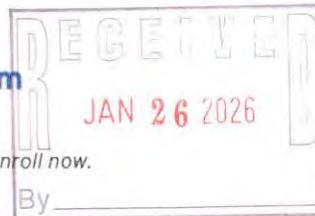
**Account #:** 221009530827

**Due Date:** February 11, 2026

**Amount Due:** \$2,838.56

**Payment Amount:** \$ \_\_\_\_\_

681013964277



00004940 FTECO101212622583810 00000 02 01000000 11709 001

TWO RIVERS WEST CDD  
 2005 PAN AM CIR, STE 300  
 TAMPA, FL 33607-6008

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318



Make check payable to: TECO  
 Please write your account number on the memo line of your check.

00004940-0010754-Page 1 of 2



**Service For:**  
 COLSTON AVE/TRAILHEAD LN  
 TWORVRPHD4, ZEPHYRHILLS, FL 33541

**Account #:** 221009530827  
**Statement Date:** January 21, 2026  
**Charges Due:** February 11, 2026

**Service Period:** Dec 13, 2025 - Jan 14, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

### Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 33 days</b>		
Lighting Energy Charge	855 kWh @ \$0.03411/kWh	\$29.16
Monthly Charge		\$2762.18
Lighting Fuel Charge	855 kWh @ \$0.03452/kWh	\$29.51
Storm Protection Charge	855 kWh @ \$0.00574/kWh	\$4.91
Clean Energy Transition Mechanism	855 kWh @ \$0.00043/kWh	\$0.37
Storm Surcharge	855 kWh @ \$0.01230/kWh	\$10.52
Florida Gross Receipt Tax		\$1.91
<b>Lighting Charges</b>		<b>\$2,838.56</b>

**Total Current Month's Charges** **\$2,838.56**

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

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 P.O. Box 31318  
 Tampa, FL 33631-3318  
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 Toll Free: **866-689-6469**
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 Tampa Electric  
 P.O. Box 111  
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Hearing Impaired/TTY: 7-1-1  
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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

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

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

Approved for payment:

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

\_\_\_\_\_  
Date

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

REVISED 1/20/2026 13:00

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

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

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

Approved for payment:

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

\_\_\_\_\_  
Date

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

REVISED 1/20/2026 13:00



**Down to Earth Landscape & Irrigation**  
 PO Box 72701  
 Cleveland, Ohio 44192-0002  
 (321) 228-5717

**Invoice: #164955**

January 2026

**Customer Address**

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

**Property / Project Address**

Two Rivers West  
 35072 Big Hawk Drive  
 Zephyrhills, FL 33541

**Service Branch**

Tampa

**Account Manager**

Santiago Hernandez

**Job Name**

Two rivers Blvd Mulch

**Date Issued**

1/23/2026

**Date Due**

2/7/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Quantity	Rate	Amount
<b>LCE018: Mulch Installation</b>			
Subcontracted Mulch (Sub)	1.00	\$31,782.86	\$31,782.86

Previously Held Retainage	\$0.00
Current Retainage	\$0.00

**Billing Questions**  
 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 payments), please click the link below. No processing fee will be added.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$31,782.86
Sales Tax	\$0.00
<b>Total</b>	<b>\$31,782.86</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$31,782.86</b>

All payment are due with in terms. Late Payments are subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments, for all other Terms & Conditions please visit <https://dtlandscape.com/terms-and-conditions/>.



**Down to Earth Landscape & Irrigation**

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

Estimate: #132861

**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 West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
Two rivers Blvd Mulch	December 1, 2025	Christopher J Labenz	

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Mulch Installation</b>				
Subcontracted Mulch	3 Cubic Foot Bag	1	\$31,782.86	\$31,782.86
			<b>Subtotal</b>	<b>\$31,782.86</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$31,782.86</b>

*Brown*

- Re-mulch main Blvd. on both sides of road (East and West) in addition to the center island up to the roundabout on Two Rivers Blvd.

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



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

Proposed By:

**Christopher J Labenz**  
Down to Earth

11/10/2025  
Date

Agreed & Accepted By:

Signed by:  
*Kollamay Turkoane*  
1F3BE9E795D0415...

12/26/2025  
Date

Inframark

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



**Down to Earth Landscape & Irrigation**

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

Estimate: #132861

**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 West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
Two rivers Blvd Mulch	December 1, 2025	Christopher J Labenz	

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Mulch Installation</b>				
Subcontracted Mulch	3 Cubic Foot Bag	1	\$31,782.86	\$31,782.86
			<b>Subtotal</b>	<b>\$31,782.86</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$31,782.86</b>

*Brown*

- Re-mulch main Blvd. on both sides of road (East and West) in addition to the center island up to the roundabout on Two Rivers Blvd.

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



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

Proposed By:

**Christopher J Labenz**  
Down to Earth

11/10/2025  
Date

Agreed & Accepted By:

Signed by:  
*Kollamay Turkoane*  
1F3BE9E795D0415...

Inframark

12/26/2025

Date

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

**Down to Earth Landscape & Irrigation**

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



Invoice: #164956

January 2026

**Customer**

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

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

**Project/Job**

Pulte plant replacement and mulch refresh  
Estimate # 137516

**Invoice Date**

1/23/2026

**Date Due**

2/7/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#137516 - Pulte plant replacement and mulch refresh				\$5,242.46

**Entrance**

- Front entryway to Delyle (Pulte) refresh (top dress) coco mulch on both side of entrance. 2 pallets
- Fill in missing confederate Jasmin that were damaged from resent electrical installation.

**Mail Box**

- Install #3 6 firebush near lift station to the right of the mailbox area.
- Install #45 1 slash pine on opposite side of lift station along pvc fence and homeowners yard.
- Install #3 5 white mulie grass, replacing the simpson stopper
- Install #7 2 wax murtles in front of lift station
- Install #3 10 walters viburnum on the right side of mailbox to fill in.
- Top dress pine nuggets 2 pallets

**Dead-end pocket park**

- Remove dead fire bush
- Flush cut small pine tree
- Install #12 3 white mulie in place of firebush
- Top dress pine nuggets 20 bags

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.

LCE025: Tree/Plant Installation				\$5,022.46
Site Prep, Removal, & Disposal (E) (Labor)				\$975.00
Confederate Jasmine Installed (E) (Kit)	1 Gallon Plant	6.00	\$8.25	\$49.50
Firebush Installed (E) (Kit)	3 Gallon Plant	6.00	\$19.00	\$114.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dte4.com/terms-and-conditions/>.

Muhly Grass "white" Installed (E) (Kit)	3 Gallon Plant	17.00	\$17.50	\$297.50
Viburnum Obovatum "Walters Viburnum" Installed (E) (Kit)	3 Gallon Plant	10.00	\$19.00	\$190.00
Wax Myrtle Installed (E) (Kit)	15 Gallon Plant	2.00	\$232.98	\$465.96
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	150.00	\$7.85	\$1177.50
Pine Bark Mulch (Dyed) Installed (E) (Kit)	3 Cubic Foot Bag	120.00	\$9.65	\$1158.00
Slash Pine installed (E) (Kit)	45 Gallon Plant	1.00	\$595.00	\$595.00

<b>LCE005: Irrigation Installation</b>				<b>\$220.00</b>
--	--	--	--	-----------------

Irrigation Labor (Hide) (Labor)				\$170.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$50.00	\$50.00

**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.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$5,242.46
Sales Tax	\$0.00
<b>Total</b>	<b>\$5,242.46</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$5,242.46</b>

**Entrance**

- Front entryway to Delyle (Pulte) refresh (top dress) coco mulch on both side of entrance. 2 pallets
- Fill in missing confederate Jasmin that were damaged from resent electrical installation.

**Mail Box**

- Install #3 6 firebush near lift station to the right of the mailbox area.
- Install #45 1 slash pine on opposite side of lift station along pvc fence and homeowners yard.
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- Install #7 2 wax murtles in front of lift station
- Install #3 10 walters viburnum on the right side of mailbox to fill in.
- Top dress pine nuggets 2 pallets

**Dead-end pocket park**

- Remove dead fire bush
- Flush cut small pine tree
- Install #12 3 white mulie in place of firebush
- Top dress pine nuggets 20 bags

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:

Dave Towsley  
Down to Earth

01/07/2026  
Date

Agreed & Accepted By:

Signed by:  
Rollamay Turkoane  
1F3BE9E795D0415...

1/12/2026

Inframark

Date

**Entrance**

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Proposed By:

Dave Towsley  
Down to Earth

01/07/2026  
Date

Agreed & Accepted By:

Signed by:  
Rollamay Turkoane  
1F3BE9E795D0415...

1/12/2026

Inframark

Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

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

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

Approved for payment:

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

\_\_\_\_\_  
Date

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

REVISED 1/20/2026 13:00

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

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

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

Approved for payment:

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

\_\_\_\_\_  
Date

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

REVISED 1/20/2026 13:00

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

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

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

Approved for payment:

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

\_\_\_\_\_  
Date

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

REVISED 1/20/2026 13:00

**Down to Earth Landscape & Irrigation**

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



Invoice: #162947

December 2025

**Customer**

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

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

**Project/Job**

Seasonal flower change.  
Estimate # 134667

**Invoice Date**

12/26/2025

**Date Due**

1/10/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#134667 - Seasonal flower change.				<b>\$2,926.44</b>
<ul style="list-style-type: none"> <li>Seasonal annual removal and installation at the entrance of Two Rivers Blvd.</li> <li>Install fresh 50/50 compose soil and till in.</li> <li>Top dress with super bloom fertilizer</li> <li>Top dress with Snap shot</li> <li>Modify irrigation as needed.</li> </ul>				

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.

<b>LCE017: Annual Installation</b>				<b>\$2,698.94</b>
Annuals (Material)	4"	600.00	\$3.96	\$2376.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES) (Material)	Each	1.00	\$97.94	\$97.94
Site Prep, Removal, & Disposal (E) (Labor)				\$225.00
<b>LCE005: Irrigation Installation</b>				<b>\$227.50</b>
Irrigation Labor (Hide) (Labor)				\$127.50
Miscellaneous Fertilizer (Material)	Each	1.00	\$50.00	\$50.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$50.00	\$50.00

<p><b>Billing Questions</b>  <a href="mailto:Theresa.Koglin@Down2earthinc.com">Theresa.Koglin@Down2earthinc.com</a>            (321) 228-5717</p> <p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p>	<p>To make payment by <b>ACH (electronic check)</b> or <b>credit card</b>, please click the link below. There is <b>no fee</b> for ACH payments, and a <b>3% processing fee</b> for credit card payments.</p> <p><a href="https://huntington.billeri.com/ebpp/DownToEarth/">https://huntington.billeri.com/ebpp/DownToEarth/</a></p>	<p>Subtotal</p> <p>Sales Tax</p> <p><b>Total</b></p> <p>Credits/Payments</p>	<p>\$2,926.44</p> <p>\$0.00</p> <p><b>\$2,926.44</b></p> <p>(\$0.00)</p>
---	--	--	--

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

<b>Balance Due</b>	<b>\$2,926.44</b>
--------------------	-------------------

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See Terms & Conditions at <https://d1e7a1d8-4b1d-4b1d-4b1d-4b1d.d1e7a1d8.com/terms-and-conditions/>.

**Down to Earth Landscape & Irrigation**

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

**Estimate: #134667**

**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 West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Job**

Seasonal flower change.

**Estimated Job Start Date**

December 12, 2025

**Proposed By**

Brent T Franklin

**Due Date**

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Annual Installation</b>				
Site Prep, Removal, & Disposal (E)				\$225.00
Annuals	4"	600	\$3.96	\$2,376.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	1	\$97.94	\$97.94
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$127.50
Miscellaneous Fertilizer	Each	1	\$50.00	\$50.00
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00
			<b>Subtotal</b>	<b>\$2,926.44</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$2,926.44</b>

- Seasonal annual removal and installation at the entrance of Two Rivers Blvd.
- Install fresh 50/50 compose soil and till in.
- Top dress with super bloom fertilizer
- Top dress with Snap shot
- Modify irrigation as needed.

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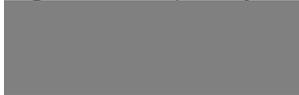
Proposed By:

**Brent T Franklin**  
Down to Earth

12/03/2025

Date

Agreed & Accepted By:



Inframark

12/15/2025

Date

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

# Two Rivers West

## DISTRICT CHECK REQUEST

**Today's Date** 1/5/2026  
**Check Amount** \$1,624.56  
**Payable To** Two Rivers West CDD  
**Check Description** FY 25 Off-Roll Debt Service Assessments *Series 2022*  
**Code:** 200.103200.1000

**Check Amount** \$0.00  
**Payable To** Two Rivers West CDD  
**Check Description** FY 25 Off-Roll Debt Service Assessments *Series 2023*  
**Code:** 200.103200.1000

**Check Amount** \$0.00  
**Payable To** Two Rivers West CDD  
**Check Description** FY 25 Off-Roll Debt Service Assessments *Series 2024*  
**Code:** 200.103200.1000

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

Authorization  
Eric

# TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Date: 1/5/2026  
 To: Teresa  
 From: Eric  
 RE: Off-Roll: Deposit to O&M Account\_FY 2025

**I. Please deposit to O&M account**

<u>Check</u>	Date	Amount
2022		
	2023	
Homcoowner	599900369	12/24/2025 \$ 223.91
0	0	1/0/1900 \$ -
0	0	1/0/1900 \$ -
0	0	1/0/1900 \$ -
0	0	1/0/1900 \$ -
0	0	1/0/1900 \$ -
0	0	1/0/1900 \$ -
0	0	1/0/1900 \$ -
	2024	

<b>Total Deposit from Closings:</b>	<b>\$ 223.91</b>
-------------------------------------	------------------

Chk Date	Unit	Lot #	2022 Address	FY 25 O&M Assessment	Total
		/			
		/			
		/			
		/			
			2023		
12/24/2025	13	4	2318 Wise River Lane	\$ 223.91	
1/0/1900	0	0	0	\$ -	
1/0/1900	0	0	0	\$ -	
1/0/1900	0	0	0	\$ -	
1/0/1900	0	0	0	\$ -	
			2024		
		/			
		/			
		/			
				\$ 223.91	\$ -



# TWO RIVERS WEST CDD

## DISTRICT CHECK REQUEST

**Today's Date** 1/9/2026

**Payable To** Two Rivers West CDD

**Total Check Amount** \$25,171.09

**Check Description** Series 2022 FY 26 DS Portion of Tax Collector Distributions  
\$21,935.12  
201-103200-1000

**Check Description** Series 2024 FY 26 DS Portion of Tax Collector Distributions  
\$3,235.97  
203-103200-1000

**Special Instructions** Please mail check with DS directional letter

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

*Hanna Yi*

\_\_\_\_\_  
Authorization

# TWO RIVERS WEST CDD

**2026**

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE**  
Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year Percentages	
Net O&M	\$ 2,146,227.78	45.51%	0.455100
Net DS 22	\$ 1,410,770.96	29.92%	0.299200
Net DS 23	\$ 802,856.89	17.03%	0.170300
Net DS 24	\$ 355,789.38	7.54%	0.075400
Net Total	4,715,645.01	100.00%	100.00%

68.43%

Date Received	Amount Received	201	202	203	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		45.51%	29.92%	17.03%				
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue			
11/5/2025	230.29	230.29	-	-	-	-	1129	Interest
11/13/2025	12,533.40	5,704.32	3,749.59	2,133.86	945.63	-	TRWEST11132025 11/17/2025	1129
11/15/2025	54,333.11	24,728.59	16,254.74	9,250.42	4,099.36	-	TRWEST11152025 11/24/2025	1145
11/25/2025	65,054.24	29,608.08	19,462.16	11,075.74	4,908.26	-	TRWEST11252025 12/05/2025	Wire 12/10/2025
12/4/2025	2,417,798.90	1,100,410.90	723,328.51	411,639.66	182,419.83	-	TRWEST12042025 12/05/2025	Wire 12/10/2025
12/11/2025	70,436.58	32,057.75	21,072.38	11,992.10	5,314.35	-	TRWEST12112025 12/15/2025	1162
12/17/2025	566,489.60	257,825.95	169,475.67	96,447.06	42,740.92	-	TRWEST12172025 12/18/2025	
1/8/2026	40,403.99	18,389.03	12,087.59	6,878.94	3,048.43	-	TRWEST01082026	
1/8/2026	2,485.62	1,131.27	743.62	423.19	187.54	-	TRWEST01082026 INT	Interest
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	<b>3,229,765.73</b>	<b>1,470,086.18</b>	<b>966,174.26</b>	<b>549,840.96</b>	<b>243,664.32</b>	793,505.29		
<b>Net Total on Roll</b>	4,715,645.01							
<b>Collection Surplus / (Deficit)</b>	(1,488,595.19)					(1,422,838.47)		

*Two Rivers West  
Community  
Development  
District*

*Financial Report*

*January 31, 2026*

**CLEAR PARTNERSHIPS**



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT)	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	
<b>ASSETS</b>										
Cash In Bank	\$ 1,610,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,610,610
Accounts Receivable - Off-Roll	127,290	161,577	95,762	16,627	-	-	-	-	-	401,256
Due From Developer	34,289	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	-	-	-	223,222	-	-	1,169	-	-	224,391
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,088	-	-	-	-	2,088
Acquisition & Construction Account	-	-	-	-	1,784	1,199	29,696	-	-	32,679
Interest Account	-	-	-	-	680,206	-	-	-	-	680,206
Prepayment Account	-	21,809	-	-	-	-	-	-	-	21,809
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	1,026,398	762,137	531,050	-	-	-	-	-	2,319,585
Deposits - Electric	580	-	-	-	-	-	-	-	-	580
Deposits - Water	10,741	-	-	-	-	-	-	-	-	10,741
Utility Deposits	8,878	-	-	-	-	-	-	-	-	8,878
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	40,218,733	-	40,218,733
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	5,228,495	5,228,495
Amount To Be Provided	-	-	-	-	-	-	-	-	43,441,505	43,441,505
<b>TOTAL ASSETS</b>	<b>\$ 1,792,388</b>	<b>\$ 1,929,628</b>	<b>\$ 1,273,387</b>	<b>\$ 2,053,690</b>	<b>\$ 684,078</b>	<b>\$ 1,199</b>	<b>\$ 30,865</b>	<b>\$ 40,218,733</b>	<b>\$ 48,670,000</b>	<b>\$ 96,653,968</b>

**LIABILITIES**

Accounts Payable	\$ 50,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,412
Accounts Payable - Other	5,200	-	-	-	-	-	-	-	-	5,200
Bonds Payable - Series 2022	-	-	-	-	-	-	-	-	19,225,000	19,225,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	11,110,000	11,110,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	18,035,000	18,035,000
Due To Other Funds	222,353	466	1,571	-	-	-	-	-	-	224,390
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
<b>TOTAL LIABILITIES</b>	<b>277,965</b>	<b>466</b>	<b>1,571</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,670,000</b>	<b>48,950,002</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2023	SERIES 2024	SERIES 2022	SERIES 2023	SERIES 2024	GENERAL	GENERAL	TOTAL
		(PROJECT) DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	(PROJECT) CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>FUND BALANCES</b>										
Restricted for:										
Debt Service	-	1,929,162	1,271,816	2,053,690	-	-	-	-	-	5,254,668
Capital Projects	-	-	-	-	684,078	1,199	30,865	-	-	716,142
Unassigned:	1,514,423	-	-	-	-	-	-	40,218,733	-	41,733,156
<b>TOTAL FUND BALANCES</b>	<b>1,514,423</b>	<b>1,929,162</b>	<b>1,271,816</b>	<b>2,053,690</b>	<b>684,078</b>	<b>1,199</b>	<b>30,865</b>	<b>40,218,733</b>	<b>-</b>	<b>47,703,966</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,792,388</b>	<b>\$ 1,929,628</b>	<b>\$ 1,273,387</b>	<b>\$ 2,053,690</b>	<b>\$ 684,078</b>	<b>\$ 1,199</b>	<b>\$ 30,865</b>	<b>\$ 40,218,733</b>	<b>\$ 48,670,000</b>	<b>\$ 96,653,968</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 9,301	\$ 9,301	0.00%
Special Assmnts- Tax Collector	-	1,470,012	1,470,012	0.00%
Special Assmnts- CDD Collected	3,157,059	799,342	(2,357,717)	25.32%
Developer Estimated Contribution	-	200,495	200,495	0.00%
Other Miscellaneous Revenues	-	2,099	2,099	0.00%
<b>TOTAL REVENUES</b>	<b>3,157,059</b>	<b>2,481,249</b>	<b>(675,810)</b>	<b>78.59%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ - Construction Accounting	6,000	1,000	5,000	16.67%
ProfServ - Dissemination Agent/Reporting	5,000	6,250	(1,250)	125.00%
ProfServ - Field Management	16,000	4,000	12,000	25.00%
ProfServ - Technology Data Storage	600	150	450	25.00%
ProfServ - Recording Secretary	2,400	600	1,800	25.00%
Trustees Fees	6,500	7,094	(594)	109.14%
District Counsel	15,000	14,045	955	93.63%
District Engineer	12,500	3,726	8,774	29.81%
ProfServ - Administration	4,500	1,125	3,375	25.00%
ProfServ - District Management	25,000	6,250	18,750	25.00%
ProfServ - Accounting Services	9,000	2,750	6,250	30.56%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	40	460	8.00%
ProfServ - Rental and Leases	600	150	450	25.00%
General Liability	3,846	3,652	194	94.96%
Public Officials Insurance	2,738	2,580	158	94.23%
Property & Casualty Insurance	30,000	-	30,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	141	3,359	4.03%
ProfServ - Financial/Revenue Collections	5,000	1,250	3,750	25.00%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	300	900	25.00%
Dues, Licenses & Fees	175	175	-	100.00%
Loan Repayment	100,000	-	100,000	0.00%
Loan Interest Expense	21,000	8,179	12,821	38.95%
<b>Total Administration</b>	<b>293,659</b>	<b>67,457</b>	<b>226,202</b>	<b>22.97%</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Utility Services</u></b>				
Electric Utility Services	500,000	94,481	405,519	18.90%
Water/Waste	85,000	24,422	60,578	28.73%
<b>Total Utility Services</b>	<b>585,000</b>	<b>118,903</b>	<b>466,097</b>	<b>20.33%</b>
<b><u>Other Physical Environment</u></b>				
Aquatics - Contract	157,000	53,996	103,004	34.39%
Irrigation Maintenance & Repairs	60,000	491	59,509	0.82%
Landscaping - Annuals	24,000	6,022	17,978	25.09%
Landscaping - Mulch	100,000	32,941	67,059	32.94%
Landscape Maintenance - Contract	1,800,000	365,699	1,434,301	20.32%
Landscaping - Plant Replacement Program	100,000	17,766	82,234	17.77%
Storm Cleanup Contingency	35,000	-	35,000	0.00%
Dog Station Service & Supplies	2,400	-	2,400	0.00%
<b>Total Other Physical Environment</b>	<b>2,278,400</b>	<b>476,915</b>	<b>1,801,485</b>	<b>20.93%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,157,059</b>	<b>663,275</b>	<b>2,493,784</b>	<b>21.01%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,817,974	1,817,974	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(303,551)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,514,423</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2022 (Project) Debt Service Fund (201)  
*(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	\$ -	\$ 14,265	\$ 14,265	0.00%
Special Assmnts- Tax Collector	-	966,255	966,255	0.00%
Special Assmnts- Prepayment	-	21,718	21,718	0.00%
Special Assmnts- CDD Collected	1,439,688	301,991	(1,137,697)	20.98%
<b>TOTAL REVENUES</b>	<b>1,439,688</b>	<b>1,304,229</b>	<b>(135,459)</b>	<b>90.59%</b>
<b>EXPENDITURES</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	671,531	580,963	90,568	86.51%
<b>Total Debt Service</b>	<b>751,531</b>	<b>580,963</b>	<b>170,568</b>	<b>77.30%</b>
<b>TOTAL EXPENDITURES</b>	<b>751,531</b>	<b>580,963</b>	<b>170,568</b>	<b>77.30%</b>
Excess (deficiency) of revenues Over (under) expenditures	688,157	723,266	35,109	105.10%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>688,157</b>	<b>-</b>	<b>(688,157)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 688,157</u>	<u>\$ 723,266</u>	<u>\$ (1,341,205)</u>	<u>105.10%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,205,896</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 1,929,162</b></u>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2023 Debt Service Fund (202)  
*(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	\$ -	\$ 9,759	\$ 9,759	0.00%
Special Assmnts- Tax Collector	-	549,958	549,958	0.00%
Special Assmnts- CDD Collected	-	415,223	415,223	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>974,940</b>	<b>974,940</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	160,000	(160,000)	0.00%
Interest Expense	-	334,741	(334,741)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>494,741</b>	<b>(494,741)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>494,741</b>	<b>(494,741)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	480,199	480,199	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>791,617</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,271,816</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2024 Debt Service Fund (203)  
*(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	\$ -	\$ 20,024	\$ 20,024	0.00%
Special Assmnts- Tax Collector	-	243,541	243,541	0.00%
Special Assmnts- CDD Collected	-	379,145	379,145	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>642,710</b>	<b>642,710</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	511,963	(511,963)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>511,963</b>	<b>(511,963)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>511,963</b>	<b>(511,963)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	130,747	130,747	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,922,943</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,053,690</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2022 (Project) Capital Projects Fund (301)  
*(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	\$ -	\$ 8,272	\$ 8,272	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8,272</b>	<b>8,272</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	-	8,272	8,272	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>675,806</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 684,078</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2023 (Project) Capital Projects Fund (302)  
*(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	\$ -	\$ 15	\$ 15	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>15</b>	<b>15</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	-	15	15	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,184</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,199</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2026  
Series 2024 Capital Projects Fund (303)  
*(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	\$ -	\$ 359	\$ 359	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>359</b>	<b>359</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	-	359	359	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>30,506</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 30,865</u></b>		

# Bank Account Statement

Two Rivers West CDD

**Bank Account No.** 8906  
**Statement No.** 26-01

**Statement Date** 01/31/2026

<b>G/L Account No. 101002 Balance</b>	1,610,610.31	<b>Statement Balance</b>	1,625,139.19
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	1,625,139.19
<b>Subtotal</b>	1,610,610.31	<b>Outstanding Checks</b>	-14,528.88
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	1,610,610.31
<b>Ending G/L Balance</b>	1,610,610.31		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/05/2026		JE001076	Special Assmnts-CDD Collected	Fidelity National Title of Florida - Ck #599900369 12	1,848.47	1,848.47	0.00
01/08/2026		JE001117	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	40,403.99	40,403.99	0.00
01/08/2026		JE001118	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	2,485.62	2,485.62	0.00
01/22/2026		JE001123	Receivable - Off-Roll	Homes by West Bay - ACH #000802 01/22/2026 - TRW100125DS-DRP	412,659.83	412,659.83	0.00
01/31/2026		JE001124	Interest - Investments	Interest Earned	4,339.92	4,339.92	0.00
<b>Total Deposits</b>					461,737.83	461,737.83	0.00
<b>Checks</b>							
							0.00
12/17/2025	Payment	1170	STRALEY ROBIN VERICKER	Check for Vendor V00040	-5,783.00	-5,783.00	0.00
12/22/2025	Payment	1172	PASCO COUNTY UTILITIES BAYHEAD	Check for Vendor V00031	-61.61	-61.61	0.00
12/30/2025	Payment	1197	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00049	-1,600.00	-1,600.00	0.00
12/30/2025	Payment	1198	Down To Earth JUNIPER	Check for Vendor V00043	-78,649.21	-78,649.21	0.00
12/30/2025	Payment	1199	LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-16,936.75	-16,936.75	0.00
12/30/2025	Payment	1200	SITEX AQUATICS LLC	Check for Vendor V00035	-26,998.00	-26,998.00	0.00
12/30/2025	Payment	DD101	PASCO COUNTY UTILITIES	Payment of Invoice 001092	-250.88	-250.88	0.00
12/30/2025	Payment	DD102	PASCO COUNTY UTILITIES	Payment of Invoice 001093	-28.57	-28.57	0.00
12/30/2025	Payment	DD103	PASCO COUNTY UTILITIES	Payment of Invoice 001094	-735.38	-735.38	0.00
12/30/2025	Payment	DD104	PASCO COUNTY UTILITIES	Payment of Invoice 001095	-5.63	-5.63	0.00

# Bank Account Statement

Two Rivers West CDD

**Bank Account No.** 8906

**Statement No.** 26-01

**Statement Date**

01/31/2026

Date	Type	Account No.	Description	Transaction Description	Debit	Credit	Balance
12/30/2025	Payment	DD105	PASCO COUNTY UTILITIES	Payment of Invoice 001096	-41.31	-41.31	0.00
12/30/2025	Payment	DD106	PASCO COUNTY UTILITIES	Payment of Invoice 001097	-386.22	-386.22	0.00
12/30/2025	Payment	DD107	PASCO COUNTY UTILITIES	Payment of Invoice 001098	-230.28	-230.28	0.00
12/30/2025	Payment	DD108	PASCO COUNTY UTILITIES	Payment of Invoice 001099	-662.46	-662.46	0.00
12/30/2025	Payment	DD109	PASCO COUNTY UTILITIES	Payment of Invoice 001100	-2.02	-2.02	0.00
12/30/2025	Payment	DD110	PASCO COUNTY UTILITIES	Payment of Invoice 001101	-148.27	-148.27	0.00
12/30/2025	Payment	DD111	PASCO COUNTY UTILITIES	Payment of Invoice 001102	-68.68	-68.68	0.00
12/30/2025	Payment	DD112	PASCO COUNTY UTILITIES	Payment of Invoice 001111	-102.72	-102.72	0.00
12/30/2025	Payment	DD113	PASCO COUNTY UTILITIES	Payment of Invoice 001112	-69.79	-69.79	0.00
12/30/2025	Payment	DD114	PASCO COUNTY UTILITIES	Payment of Invoice 001113	-67.17	-67.17	0.00
12/30/2025	Payment	DD115	PASCO COUNTY UTILITIES	Payment of Invoice 001114	-20.81	-20.81	0.00
12/30/2025	Payment	DD116	PASCO COUNTY UTILITIES	Payment of Invoice 001115	-12.12	-12.12	0.00
12/30/2025	Payment	DD117	PASCO COUNTY UTILITIES	Payment of Invoice 001116	-373.40	-373.40	0.00
12/30/2025	Payment	DD118	PASCO COUNTY UTILITIES	Payment of Invoice 001117	-180.69	-180.69	0.00
12/30/2025	Payment	DD119	PASCO COUNTY UTILITIES	Payment of Invoice 001118	-85.24	-85.24	0.00
12/30/2025	Payment	DD120	PASCO COUNTY UTILITIES	Payment of Invoice 001134	-1,828.00	-1,828.00	0.00
12/30/2025	Payment	DD121	PASCO COUNTY UTILITIES	Payment of Invoice 001135	-289.70	-289.70	0.00
12/30/2025	Payment	DD122	PASCO COUNTY UTILITIES	Payment of Invoice 001136	-545.00	-545.00	0.00
12/30/2025	Payment	DD123	PASCO COUNTY UTILITIES	Payment of Invoice 001137	-545.00	-545.00	0.00
12/30/2025	Payment	DD124	PASCO COUNTY UTILITIES	Payment of Invoice 001138	-364.00	-364.00	0.00
12/30/2025	Payment	DD125	PASCO COUNTY UTILITIES	Payment of Invoice 001139	-155.64	-155.64	0.00
12/31/2025	Payment	1202	PASCO COUNTY UTILITIES	Check for Vendor V00031	-34.76	-34.76	0.00
01/05/2026	Payment	1203	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,624.56	-1,624.56	0.00
01/07/2026	Payment	1204	PASCO COUNTY UTILITIES	Check for Vendor V00031	-181.88	-181.88	0.00
01/07/2026	Payment	1205	TAMPA ELECTRIC	Check for Vendor V00047	-31,774.88	-31,774.88	0.00
01/12/2026	Payment	1206	TWO RIVERS WEST CDD	Check for Vendor V00009	-25,171.09	-25,171.09	0.00
12/30/2025	Payment	DD126	PASCO COUNTY UTILITIES	Payment of Invoice 001141	-1.85	-1.85	0.00
01/14/2026	Payment	1207	Down To Earth JUNIPER	Check for Vendor V00043	-84,209.97	-84,209.97	0.00
01/14/2026	Payment	1208	LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-8,130.41	-8,130.41	0.00

# Bank Account Statement

Two Rivers West CDD

**Bank Account No.** 8906

**Statement No.** 26-01

**Statement Date**

01/31/2026

Date	Type	Check No.	Vendor	Description	Debit	Credit	Balance
01/14/2026	Payment	1209	SITEX AQUATICS LLC	Check for Vendor V00035	-13,499.00	-13,499.00	0.00
01/21/2026	Payment	1210	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
01/21/2026	Payment	1211	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
01/21/2026	Payment	1212	Down To Earth	Check for Vendor V00043	-3,251.00	-3,251.00	0.00
01/21/2026	Payment	1214	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
01/21/2026	Payment	1215	STRALEY ROBIN VERICKER	Check for Vendor V00040	-2,697.25	-2,697.25	0.00
01/21/2026	Payment	1216	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
01/27/2026	Payment	1217	INFRAMARK LLC	Check for Vendor V00015	-16.28	-16.28	0.00
<b>Total Checks</b>					<b>-308,620.48</b>	<b>-308,620.48</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

### Outstanding Checks

08/20/2025	Payment	1082	NICHOLAS J. DISTER	Check for Vendor V00010		-400.00	
08/20/2025	Payment	1083	RYAN MOTKO	Check for Vendor V00016		-400.00	
11/13/2025	Payment	1126	PGP TITLE OF FLORIDA, INC.	Check for Vendor V00057		-268.69	
01/21/2026	Payment	1213	NICHOLAS J. DISTER	Check for Vendor V00010		-200.00	
01/27/2026	Payment	1218	PASCO COUNTY UTILITIES	Check for Vendor V00031		-142.30	
01/27/2026	Payment	1219	STANTEC CONSULTING	Check for Vendor V00020		-3,726.25	
01/28/2026	Payment	1220	TAMPA ELECTRIC	Check for Vendor V00047		-470.32	
01/28/2026	Payment	1221	TAMPA ELECTRIC	Check for Vendor V00047		-216.83	
01/28/2026	Payment	1222	TAMPA ELECTRIC	Check for Vendor V00047		-313.97	
01/29/2026	Payment	1223	PASCO COUNTY UTILITIES	Check for Vendor V00031		-2,129.08	
01/29/2026	Payment	1224	TAMPA ELECTRIC	Check for Vendor V00047		-2,838.56	
01/29/2026	Payment	1225	PASCO COUNTY UTILITIES	Check for Vendor V00031		-673.26	
01/29/2026	Payment	1226	PASCO COUNTY UTILITIES	Check for Vendor V00031		-906.37	
01/29/2026	Payment	1227	PASCO COUNTY UTILITIES	Check for Vendor V00031		-1,843.25	
<b>Total Outstanding Checks</b>						<b>-14,528.88</b>	

### Outstanding Deposits

### Total Outstanding Deposits

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627106	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$6.06
001	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627107	WATER 11/05/25-12/05/25	SERVICE 11/05/25-12/05/25	543021-53150	\$35.35
001	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627340	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$34.76
001	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627612	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$105.71
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122625-4216	ELECTRIC 11/19/25-12/18/25	ELECTRIC	543006-53150	\$7,540.83
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122625-8668	ELECTRIC 11/19/25-12/18/25	ELECTRIC	543006-53150	\$22,315.91
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122925-3866	ELECTRIC 11/19/25-12/18/25	ELECTRIC	543006-53150	\$799.23
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122925-4051	ELECTRIC 12/04/25-11/18/25	ELECTRIC	543006-53150	\$1,118.91
001	1207	01/14/26	V00043	Down To Earth	162947	SEASONAL FLOWER CHANGE	Landscaping - Annuals	546244-53908	\$2,926.44
001	1207	01/14/26	V00043	Down To Earth	163823	JAN 26-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53908	\$78,649.21
001	1207	01/14/26	V00043	Down To Earth	163838	JAN 26-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT C1A AND B3 ADDITIONS	546300-53908	\$2,634.32
001	1208	01/14/26	V00056	JUNIPER LANDSCAPING OF FLORIDA LLC	375625	JAN 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$8,130.41
001	1209	01/14/26	V00035	SITEX AQUATICS LLC	10633-B	JAN 2026 - AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$13,499.00
001	1210	01/21/26	V00048	ANGIE GRUNWALD	AG-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1211	01/21/26	V00021	CARLOS DE LA OSSA	CO-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1212	01/21/26	V00043	Down To Earth	164415	JAN 26-LANDSCAPE SERVICES	LANDSCAPE SERVICES	546468-53908	\$2,980.00
001	1212	01/21/26	V00043	Down To Earth	164416	DEC 25-IRRIGATION REPAIRS	IRRIGATIONS REPAIRS	546179-53908	\$271.00
001	1213	01/21/26	V00010	NICHOLAS J. DISTER	ND-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1214	01/21/26	V00016	RYAN MOTKO	RM-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1215	01/21/26	V00040	STRALEY ROBIN VERICKER	27844	DEC 25-DISTRICT COUNSEL THROUGH 12/31/25	PROFESSIONAL SERVICES	531146-51301	\$2,697.25
001	1216	01/21/26	V00013	THOMAS R. SPENCE	TS-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1217	01/27/26	V00015	INFRAMARK LLC	169085	DEC 25-POSTAGE	POSTAGE	541024-51301	\$16.28
001	1218	01/27/26	V00031	PASCO COUNTY UTILITIES	23769877	WATER 11/28/25-12/30/25	WATER	543021-53150	\$71.27
001	1218	01/27/26	V00031	PASCO COUNTY UTILITIES	23769858	WATER 11/28/25-12/30/25	WATER	543021-53150	\$71.03
001	1219	01/27/26	V00020	STANTEC CONSULTING	2511232	ENGINEERING SERVICES THRU 01/14/26	ENGINEERING SERVICES	531147-51301	\$3,726.25
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011326-211035616468	ELECTRIC 12/06/25-01/07/26	ELECTRIC	543006-53150	\$204.29
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-221009539331	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$20.98
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-221009418650	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$82.24
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036592312	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$21.28
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036317181	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$36.46
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036166943	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$63.52
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036337031	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$18.72
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036287970	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$22.83
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036116740	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$31.22
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036147331	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$30.40
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036089145	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$35.59
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036089111	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$20.98
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036127242	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$32.34
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036297391	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$31.52
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211035184756	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$34.78
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035858003	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$20.98
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035150245	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$33.64
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211034856834	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$78.73
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035125395	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$32.02
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035135774	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$38.03
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035174120	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$37.22
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211034856826	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$34.37
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035097206	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$38.98
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805281	WATER 12/05/25-01/06/26	WATER	543021-53150	\$388.85
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805975	WATER 12/05/25-01/06/26	WATER	543021-53150	\$476.72
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805291	WATER 12/05/25-01/06/26	WATER	543021-53150	\$265.63
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805287	WATER 12/05/25-01/06/26	WATER	543021-53150	\$81.81
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805286	WATER 12/05/25-01/06/26	WATER	543021-53150	\$74.74
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805285	WATER 12/05/25-01/06/26	WATER	543021-53150	\$128.27
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805284	WATER 12/05/25-01/06/26	WATER	543021-53150	\$424.20
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23804674	WATER 12/05/25-01/06/26	WATER	543021-53150	\$288.86
001	1224	01/29/26	V00047	TAMPA ELECTRIC	012126-221009530827	ELECTRIC 12/13/25-01/14/26	ELECTRIC	543006-53150	\$2,838.56
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806609	WATER 12/05/25-01/06/26	WATER	543021-53150	\$60.60
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23809336	SERVICE 12/05/25 - 01/09/26	Utility - Water	543018-53150	\$11.00
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806143	SERVICE 12/05/25 - 01/06/26	Water/Waste	543021-53150	\$12.10
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806416	SERVICE 12/05/25 - 01/06/26	Water/Waste	543021-53150	\$298.68
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806623	WATER 12/05/25-01/06/26	WATER	543021-53150	\$143.42
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806610	WATER 12/05/25-01/06/26	WATER	543021-53150	\$43.43

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806414	WATER 12/05/25-01/06/26	WATER	543021-53150	\$20.20
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23805977	WATER 12/05/25-01/06/26	WATER	543021-53150	\$83.83
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23805976	WATER 12/05/25-01/06/26	WATER	543021-53150	\$13.13
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23805911	WATER 12/05/25-01/06/26	WATER	543021-53150	\$687.20
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23805057	SERVICE 12/05/25 - 01/06/26	Water/Waste	543021-53150	\$156.55
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23804942	WATER 12/05/25-01/06/26	WATER	543021-53150	\$16.16
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23804676	WATER 12/05/25-01/06/26	WATER	543021-53150	\$30.30
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23804673	WATER 12/05/25-01/06/26	WATER	543021-53150	\$3.03
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23804610	WATER 12/05/25-01/06/26	WATER	543021-53150	\$152.51
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23804609	WATER 12/05/25-01/06/26	WATER	543021-53150	\$1,311.99
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23804602	WATER 12/05/25-01/06/26	WATER	543021-53150	\$183.82
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23805283	WATER 12/05/25-01/06/26	WATER	543021-53150	\$180.79
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23805282	WATER 12/05/25-01/06/26	WATER	543021-53150	\$14.14
<b>Fund Total</b>									<b>\$158,020.86</b>

**SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201**

201	1203	01/05/26	V00009	TWO RIVERS WEST CDD	01052026-0105	SERIES 2022 FY26 OFF ROLL DS	SERIES 2022 FY26 DS	103200	\$1,624.56
201	1206	01/12/26	V00009	TWO RIVERS WEST CDD	01092026-0109	SERIES 2022 AND SERIES 2024 FY26 DS	SERIES 2022 FY26 DS	103200	\$21,935.12
<b>Fund Total</b>									<b>\$23,559.68</b>

**SERIES 2024 DEBT SERVICE FUND - 203**

203	1206	01/12/26	V00009	TWO RIVERS WEST CDD	01092026-0109	SERIES 2022 AND SERIES 2024 FY26 DS	SERIES 2024 FY26 DS	103200	\$3,235.97
<b>Fund Total</b>									<b>\$3,235.97</b>

<b>Total Checks Paid</b>	<b>\$184,816.51</b>
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Kings Power Washing Services  
 1735 Rumar Ln  
 Holiday, FL 34691 USA  
 info@kingspowerwasher.com  
 http://www.kingspowerwasher.com

Estimate 10232



<b>ADDRESS</b> Two Rivers West C/o Inframark 2005 Pan Am Cir Suite 300 Tampa FL 33607	<b>DATE</b>	<b>TOTAL</b>
	01/22/2026	\$6,903.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Gutters/curbing</b>	8200 linear feet of curbing along Two Rivers Blvd. will be pressure washed. (Highlighted in red)	8,200	0.59	4,838.00
	<b>Gutters/curbing</b>	5800 linear feet of curbing will be rinsed of all dirt and debris along Two Rivers Blvd. (Highlighted in blue)	5,800	0.30	1,740.00
	<b>Asphalt cleaning</b>	Asphalt that is directly after the first traffic island as you enter the community will be cleaned. See attached photo. (This can be removed from the estimate if it is unwanted)	1	325.00	325.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691	<b>SUBTOTAL</b>	6,903.00
	<b>TAX</b>	0.00
	<b>TOTAL</b>	<b>\$6,903.00</b>

THANK YOU.

Accepted By

Signed by:  
*Kollamay Turkoane*  
 1F3BE9E795D0415...

Accepted Date

1/23/2026



**Down to Earth Landscape & Irrigation**

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

**Estimate: #139821**

**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 West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Job**  
sod for wash out

**Estimated Job Start Date**  
February 20, 2026

**Proposed By**  
Nick Padgett

**Due Date**

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$325.00
Bahia Sod	Pallet	1	\$333.75	\$333.75
<b>Subtotal</b>				<b>\$658.75</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$658.75</b>



- prior to talking to Arturo
- laying sod behind a house due to wash out

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:

**Nick Padgett**  
Down to Earth

02/03/2026

Date

Agreed & Accepted By:

Signed by:

*Rollamay Turkoane*

1F3BE9E795D0415

2/3/2026

Inframark

Date

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



## TWO RIVERS WEST CDD

### FEBRUARY FIELD INSPECTION- DOWN TO EARTH

Monday, February 2, 2026

Prepared For Board Of Supervisors

18 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

**Completed**  
**Scheduled/Monitoring**  
**No response/Not completed**

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

## Item 1- 2 Rivers Blvd Plant Material

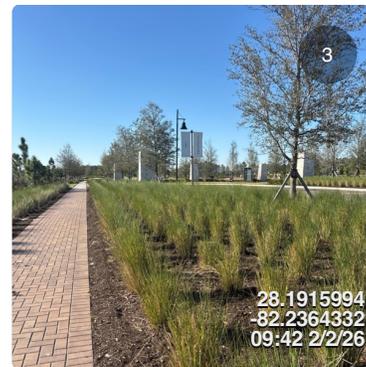
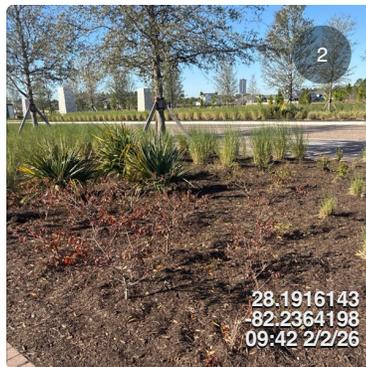
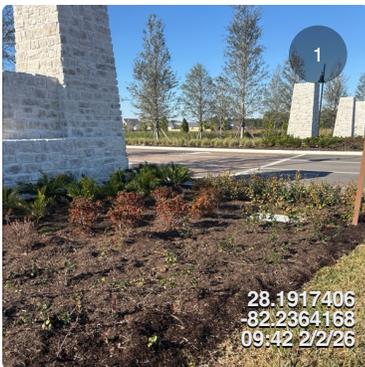
Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Plant material located at the entrance of Two Rivers BLVD off of State Road 56 sustained severe damage due to the recent cold front.
- Down To Earth will evaluate the affected plant material to determine whether cutbacks are sufficient or if full replacement is required.

### Interior Community Landscaping

- Firebush throughout the community shows cold-related damage following the recent cold front.
- Ornamental grasses have been recently trimmed and are exhibiting healthy green coloration and uniform growth.
- Additional plant material, including azaleas, firebush, and Walter's viburnum, sustained damage associated with the cold front.

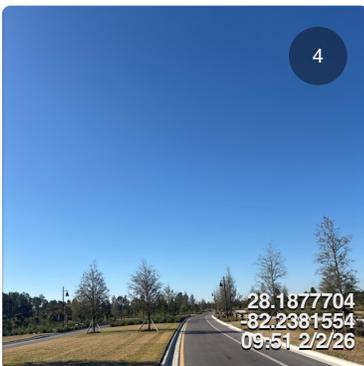


## Item 2- 2 Rivers Blvd ( Turf )

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Turf areas throughout the community sustained cold-related damage due to the recent cold front.
- Portions of the turf remain less affected, with some areas showing limited impact from the weather event.
- Down to Earth will continue to monitor turf conditions, ensure proper irrigation coverage, and address any areas requiring additional attention.
- Turf maintenance and treatment are scheduled to be performed during the month of February.

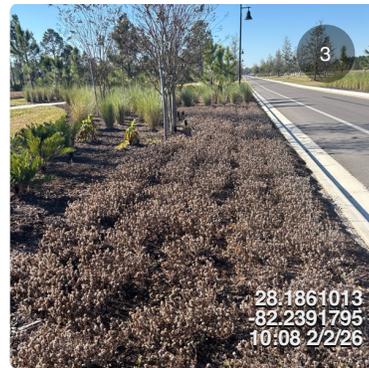


### Item 3- 2 Rivers Blvd ( Plant Material)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Landscape beds along Two Rivers Boulevard extending to Colston Avenue sustained cold-related damage due to the recent weather event.
- Various plant material, including azaleas, firebush, coontie palms, lilies, and other ornamental plantings, were impacted by the cold front.
- Affected plant material will be monitored to determine recovery, with cutbacks or replacement to be evaluated as needed.

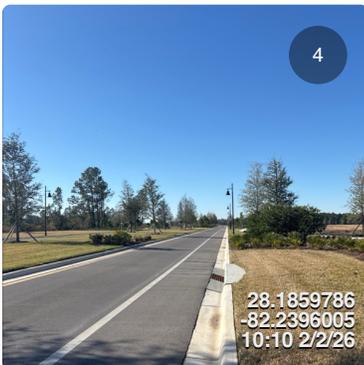
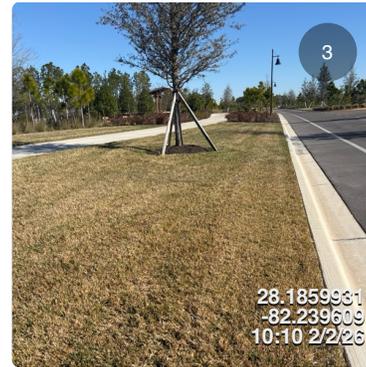
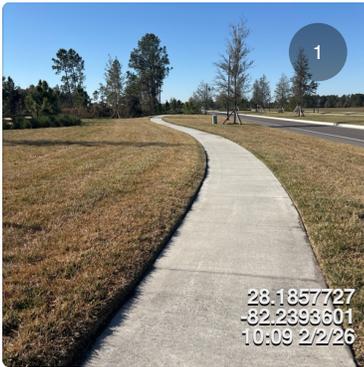


## Item 4- 2 Rivers Blvd ( Turf )

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Turf areas along Two Rivers Boulevard sustained cold-related damage due to the recent cold front, with varying levels of impact observed throughout the corridor.
- Down to Earth will continue to monitor turf conditions, ensure proper irrigation coverage, and adjust maintenance practices as needed.
- Turf fertilization is scheduled for the month of February to support recovery and promote uniform growth.

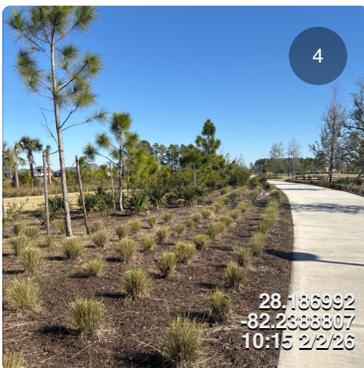
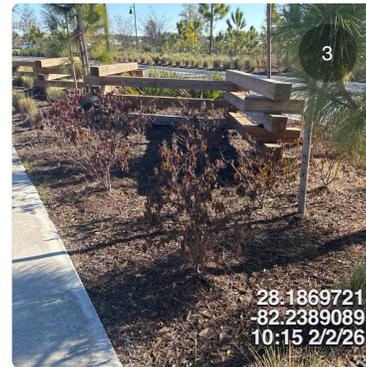
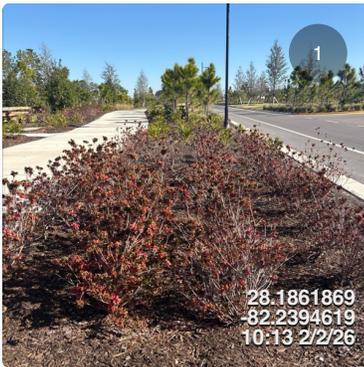


## Item 5- 2 Rivers Blvd ( Plant Material )

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

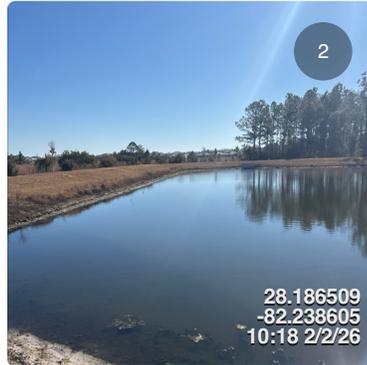
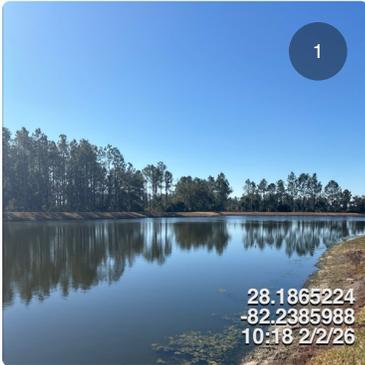
- Additional plant material along Two Rivers Boulevard sustained cold-related damage due to the recent cold front.
- Ornamental grasses have maintained structure following recent cutbacks and are exhibiting consistent growth.
- Landscape beds show effective weed control measures, with limited weed presence observed in the photographed areas.
- Mulch has been recently installed, contributing to moisture retention and bed definition.
- Down to Earth will continue routine weed management and landscape maintenance throughout the corridor.



# Item 6- Pond

Assigned To: Sitex Aquatic

Pond is well maintained

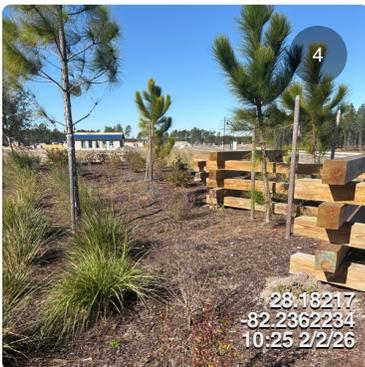
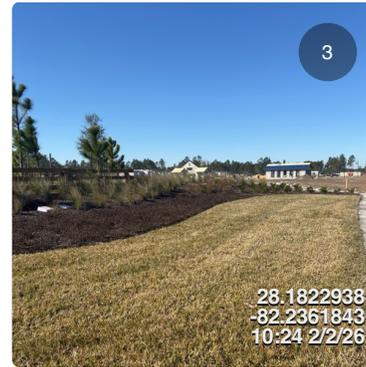
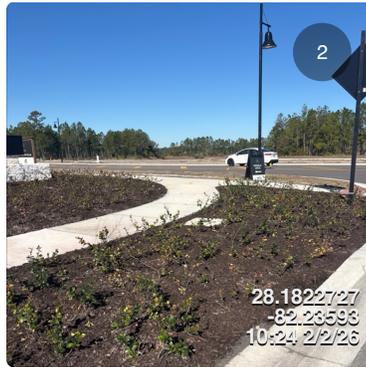


## Item 7- Delyle ( Plant And Turf )

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Plant material at the Delyle entrance sustained damage due to the recent cold front.
- Some Walters have died and will require replacement. Overall, affected plant material will be monitored by Down to Earth to determine whether cutbacks are sufficient or replacement is necessary.
- Turf areas also sustained cold-related damage. Down to Earth will ensure proper irrigation coverage and apply scheduled fertilization to support recovery.

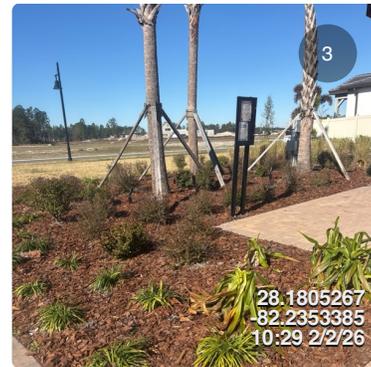
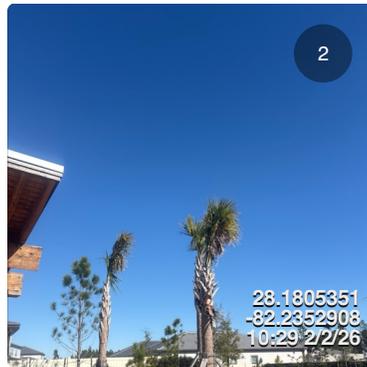
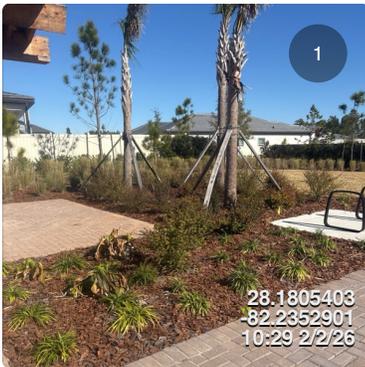


## Item 8- Colstrip Trl ( Mail Kiosk)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Plant material in the area surrounding the mail kiosk and lift station sustained some damage due to the recent cold front, though more cold-tolerant plants were less impacted.
- Mulch has been recently applied, improving overall bed definition and appearance.
- The area is being maintained regularly, and Down to Earth will continue monitoring plant health and performing routine maintenance as needed.

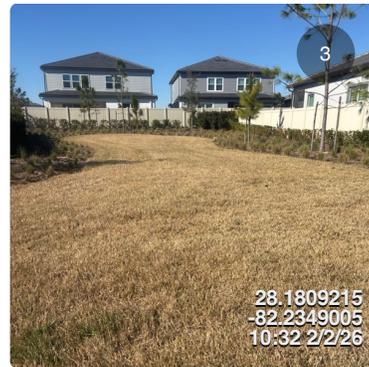
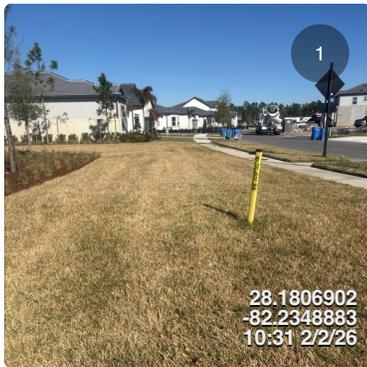


### Item 9- Colstrip Trl ( Turf )

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

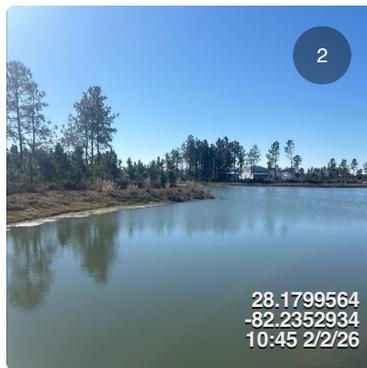
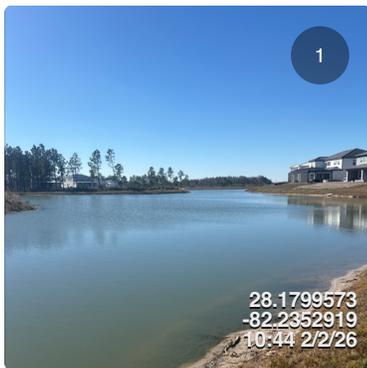
- Turf located near the mail kiosk and lift station at the corner of Colstrip TRL and Valier PT sustained severe damage due to the recent cold front.
- Down to Earth will continue to monitor turf conditions and ensure proper irrigation coverage.
- Turf fertilization is scheduled for the month of February to support recovery.



### Item 10- Pond

Assigned To: Sitex Aquatic

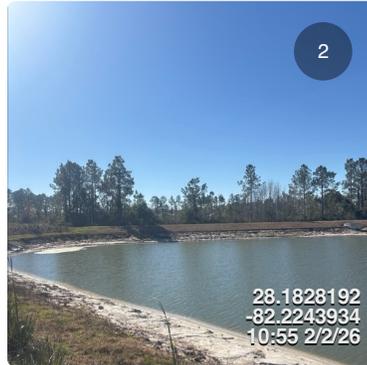
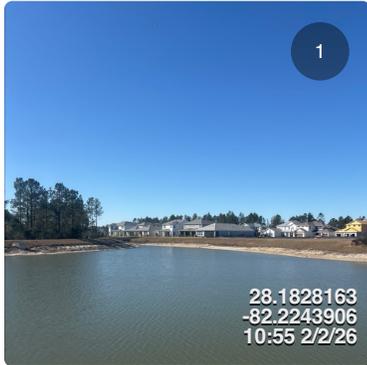
The pond was recently treated for filament's algae, which has now died off overall the pond is well maintained



# Item 11- Pond

Assigned To: Sitex Aquatic

The pond is well maintained.



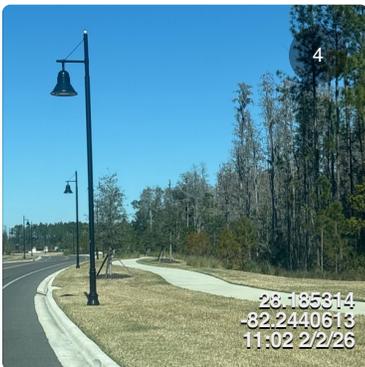
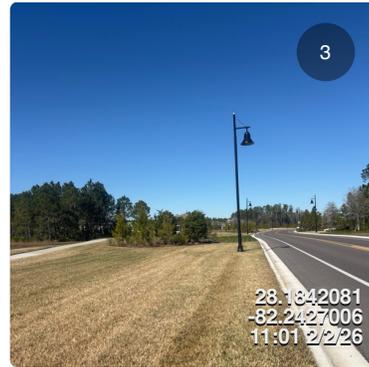
## Item 12- Colston Ave

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

### Colston Side Turf Inspection:

The turf on the Colston side, managed by Juniper, sustained significant damage due to the recent cold front. Juniper will continue to monitor the turf's recovery and apply fertilizer to support its regrowth and overall health. Fertilization is scheduled for this month, February, as per the maintenance plan.

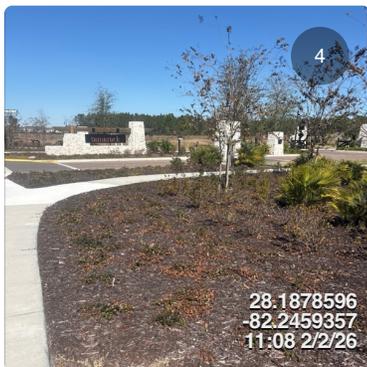
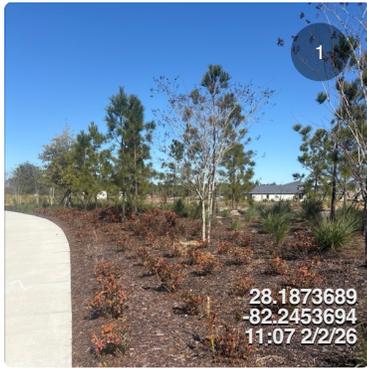


# Item 13- Colston Ave ( Plant Material)

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

The plant material was damaged due to the recent cold front. Juniper will monitor the plants and determine what can be cut back and what will need to be replaced.

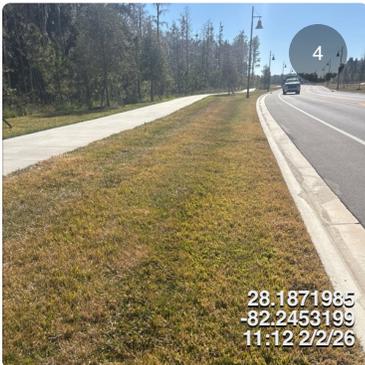
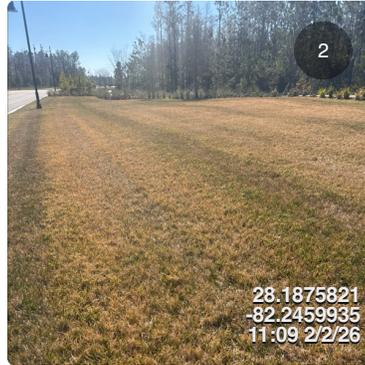


### Item 14- Colston Ave ( Turf )

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

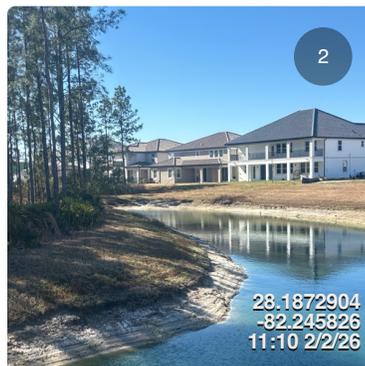
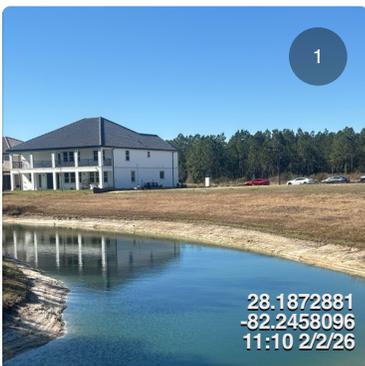
The turf sustained significant damage due to the recent cold front. Juniper will continue to monitor the turf and apply fertilizer this month to support recovery.



### Item 15- Pond

Assigned To: Sitex Aquatic

The pond is well maintained.

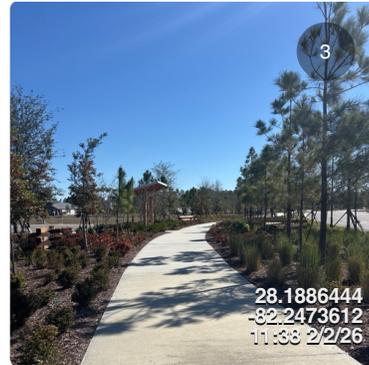
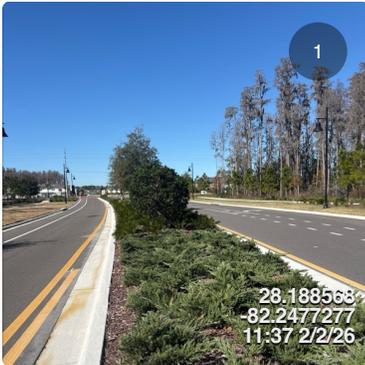


# Item 16- Colston Ave ( Plant Material )

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

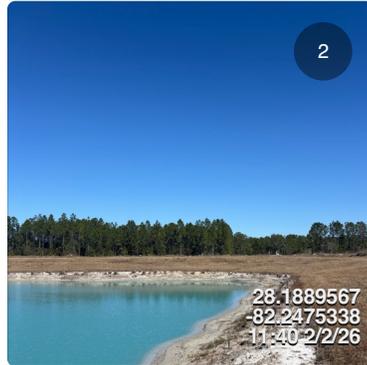
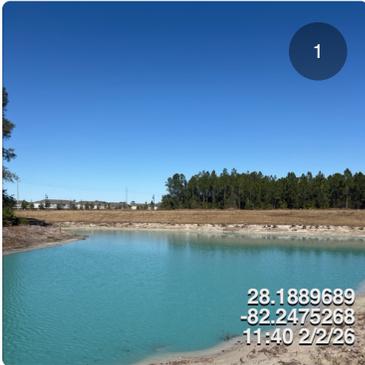
On the center island, the plant material is generally green and healthy, with only minor damage from the recent cold front. However, throughout the landscape beds on Colston Ave, some plant material was severely damaged. Juniper will continue to monitor the affected plants and determine what can be cut back and what will need to be replaced.



## Item 17- Pond

Assigned To: Sitex Aquatic

The pond is well maintained.



## Item 18- Colston Ave ( Plant Material )

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

Some plant material was damaged due to the recent cold front. Juniper will monitor the affected plants and determine what can be cut back and what needs to be replaced.

