

***Two Rivers West
Community Development
District***

March 17, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6

[Join the meeting now](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



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

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

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

Meeting ID: 224 779 961 996 3
Passcode: F7AZ3qT6

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 3. BUSINESS ITEM**
 - A. Consideration of Special Warranty Deed from District FDOT Pond Parcel
 - B. Consideration of Resolution 2026-03 Property Conveyance FDOT Pond Parcel
- 4. CONSENT AGENDA**
 - A. Approval of the Regular Meeting Minutes of February 17, 2026
 - B. Consideration of Operation and Maintenance Expenditures February 2026
 - C. Acceptance of the Financials and Approval of the Check Register for February 2026
 - D. Ratification of the Down to Earth Landscape & Irrigation Proposal # 140362
 - E. Ratification of the Salvia Tree Cutting Proposal # 2026-08
 - F. Ratification of the Down to Earth Landscape & Irrigation Proposal # 140924
 - G. Ratification of the Easement Encroachment Agreement for 1894 Drummond Point
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - C. District Engineer
- 6. BOARD MEMBERS' COMMENTS**
- 7. ADJOURNMENT**

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of _____, 2026 by **TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantor**"), whose address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, in favor of **EPG TWO RIVERS QOZP, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 111 S. Armenia Avenue, Tampa, Florida 33609.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("**Property**"):

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Address: _____

Name: Carlos de la Ossa
Chair of the Board of Supervisors

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2026 by Carlos de la Ossa as Chair of the Board of Supervisors of the Two Rivers West Community Development District, on behalf of the district, who is personally known to me or has produced _____ as identification.

Notary Public Signature

Notary Stamp

Exhibit "A"

(Legal description and sketch included on the following two pages)

Description Sketch

(Not A Survey)

DESCRIPTION: Two Rivers FDOT Pond Swap, Parcel C (by Geopoint Surveying, Inc.)

A portion of TRACT B-1, TWO RIVERS PARCELS B1-B2 PHASES 1 AND 2A, according to the plat thereof, recorded in Plat Book 94, Page 127, of the Public Records of Pasco County, Florida, lying in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner said Section 30, run thence, along the East boundary of said Section 30, S.01°09'22"E., a distance of 3092.00 feet to the South right-of-way line of State Road 56; thence, departing said East boundary of Section 30, along said South right-of-way line, Westerly, 264.82 feet along the arc of a non-tangent curve to the right having a radius of 5854.58 feet and a central angle of 02°35'30" (chord bearing N.73°16'21"W., 264.80 feet) to the Northeast corner of FDOT Parcel 105B, as described in ORB 9430, page 360 of said Public Records; thence, along the East boundary of said FDOT Parcel 105B, S.18°22'31"W., a distance of 265.16 feet to the North boundary of said TRACT B-1; thence, along said North boundary for the following three (3) courses: 1) N.75°32'06"W., a distance of 244.31 feet; 2) S.84°38'06"W., a distance of 126.30 feet; 3) N.29°21'22"W., a distance of 50.94 feet to the **POINT OF BEGINNING**; thence leaving said boundary, N.75°34'20"W., a distance of 203.95 feet, to a point on the southerly boundary of said FDOT Parcel 105B; thence, along said boundary, also being the Northern boundary of said Tract B-1, the following three (3) courses: 1) N.71°49'46"E., a distance of 17.36 feet; 2) N.80°34'19"E., a distance of 138.51 feet; 3) S.29°21'22"E., a distance of 90.55 feet to the POINT OF BEGINNING.

Containing 0.157 acres, more or less.

SURVEYOR'S NOTES:

- 1) I do hereby certify that this Description Sketch was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes
- 2) This Description Sketch is valid only with a Signature and Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.
- 3) Bearings shown hereon are based on the East Boundary of Section 30, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.01°09'22"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
- 4) See Sheet 2 for Sketch.



John D. Weigle
 2026.03.03 09:08:00
 -05'00'

JOB #: 174331-180-EPG.180.01		
DRAWN: SJCM DATE: 02/24/2026 CHECKED: BC		
Prepared For: Eisenhower Property Group		
Revisions		
DATE	DESCRIPTION	DRAWN
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www.GeoPoint.org Licensed Business No.: LB 7768



GeoPoint
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266

John D. Weigle LS5246

SHEET: 01 of 02

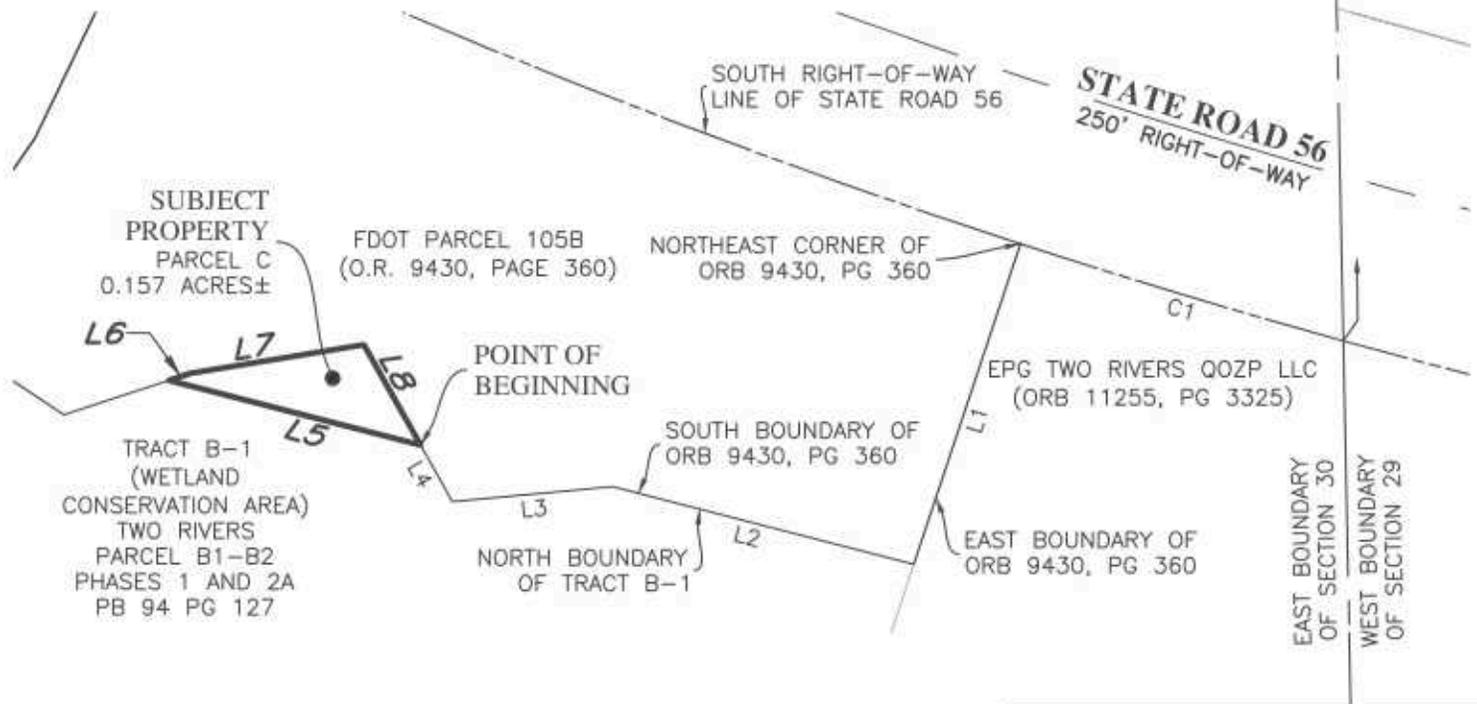
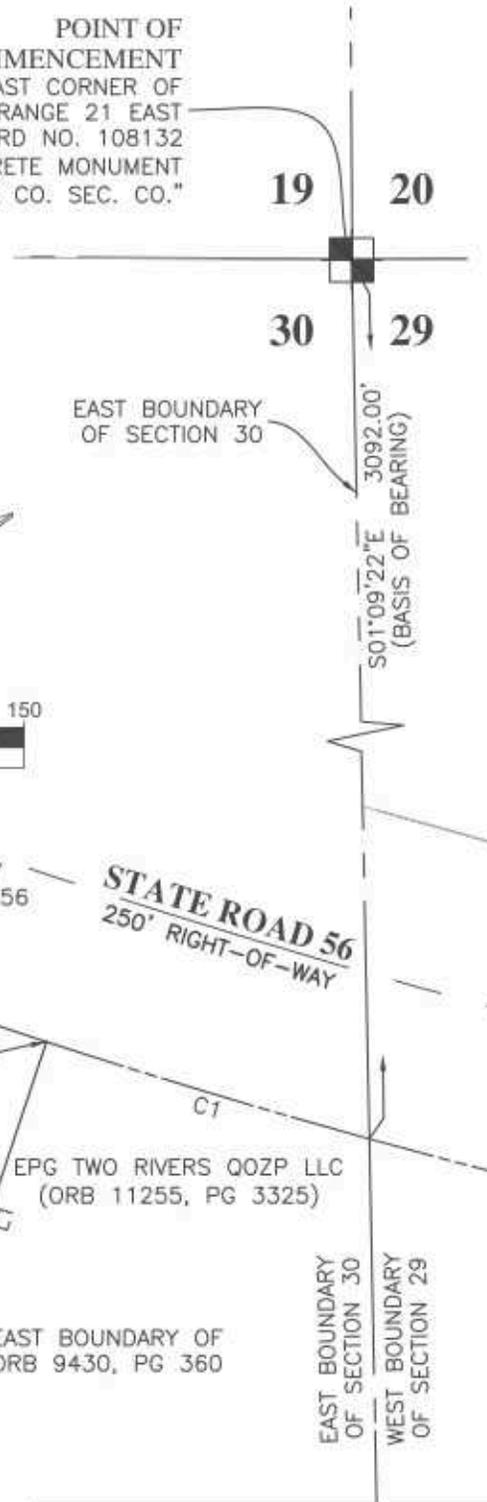
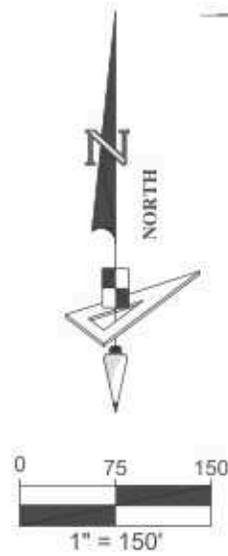
Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S18°22'31"W	265.16'
L2	N75°32'06"W	244.31'
L3	S84°38'06"W	126.30'
L4	N29°21'22"W	50.94'
L5	N75°34'20"W	203.95'
L6	N71°49'46"E	17.36'
L7	N80°34'19"E	138.51'
L8	S29°21'22"E	90.55'

Curve Data Table					
No.	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	5854.58'	264.82'	2°35'30"	N73°16'21"W	264.80'

POINT OF COMMENCEMENT
 NORTHEAST CORNER OF
 SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST
 CERTIFIED CORNER RECORD NO. 108132
 5"X5" CONCRETE MONUMENT
 WITH DISK "PASCO CO. SEC. CO."



LEGEND

- CCR - - - - Certified Corner Record
- F.D.O.T. - - - - Florida Department of Transportation
- ORB - - - - Official Records Books
- PG - - - - Page

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SHEET: 02 of 02

RESOLUTION 2026-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN PROPERTY CONVEYED TO THE DISTRICT TO BE CONVEYED TO THE DEVELOPER FOR USE AS A FLORIDA DEPARTMENT OF TRANSPORTATION STORMWATER POND.

WHEREAS, the Board of Supervisors of the Two Rivers West Community Development District (the “**District**”) owns certain real property located in Pasco County, described in **Exhibit “A”**, which is attached hereto and incorporated herein by this reference (“**Property**”); and

WHEREAS, the Property was dedicated to the District per the plat of Two Rivers Parcel B1-B2 Phases 1 and 2A as recorded in Plat Book 94, Pages 127-137 of the public records of Pasco County, Florida. The Property was also conveyed to the District pursuant to the deed recorded on February 10, 2025 in Official Records Book 11155, Page 2120, of the public records of Pasco County, Florida by Park Square Enterprises, LLC, a Delaware limited liability company; and

WHEREAS, the Property is part of the Two Rivers West community being developed by Eisenhower Property Group, L.L.C., a Florida limited liability company and its related entities, including EPG Two Rivers QOZP, LLC, a Florida limited liability company (collectively the “**Developer**”); and

WHEREAS, the Property is adjacent to a stormwater pond owned by the Florida Department of Transportation (“**FDOT**”) which collects public stormwater, including runoff from the adjacent State Road 56; and

WHEREAS, the Developer and FDOT desire to reconfigure the stormwater pond and have agreed to a land exchange whereby a portion of the FDOT stormwater pond will be transferred to the Developer and a portion of the Developer’s adjacent property and the Property will be transferred to FDOT; and

WHEREAS, the District Engineer has determined that the Property is not part of the District’s capital improvements project or other plan and no bond proceeds were used to develop the Property; and

WHEREAS, in accordance with Section 190.011 (1), Florida Statutes, the District may dispose of real property; and

WHEREAS, to facilitate the land exchange, the District desires to convey the Property to the Developer and the Developer desires to accept ownership of the Property and process the land exchange with FDOT.

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

Section 1. The above recitals are true and correct and incorporated herein as if set forth in full herein.

Section 2. The District hereby finds that it is in the best interests of the District to convey the Property to the Developer to facilitate the land exchange with FDOT.

Section 3. The District hereby authorizes and directs the Chair or Vice Chair of the Board of Supervisors to execute a Special Warranty Deed conveying the Property to the Developer.

Section 4. All sections or parts thereof which conflict herewith are, to the extent of such conflict, superseded and repealed. In the event any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 5. This Resolution shall take effect upon its adoption.

PASSED AND ADOPTED this 17th day of March 2026, by the Board of Supervisors of the Two Rivers West Community Development District.

Attest:

**Two Rivers West
Community Development District**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

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John D. Weigle
 2026.03.03 09:08:00
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John D. Weigle LS5246

JOB #: 174331-180-EPG.180.01		
DRAWN: SJCM DATE: 02/24/2026 CHECKED: BC		
Prepared For: Eisenhower Property Group		
Revisions		
DATE	DESCRIPTION	DRAWN
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SHEET: 01 of 02

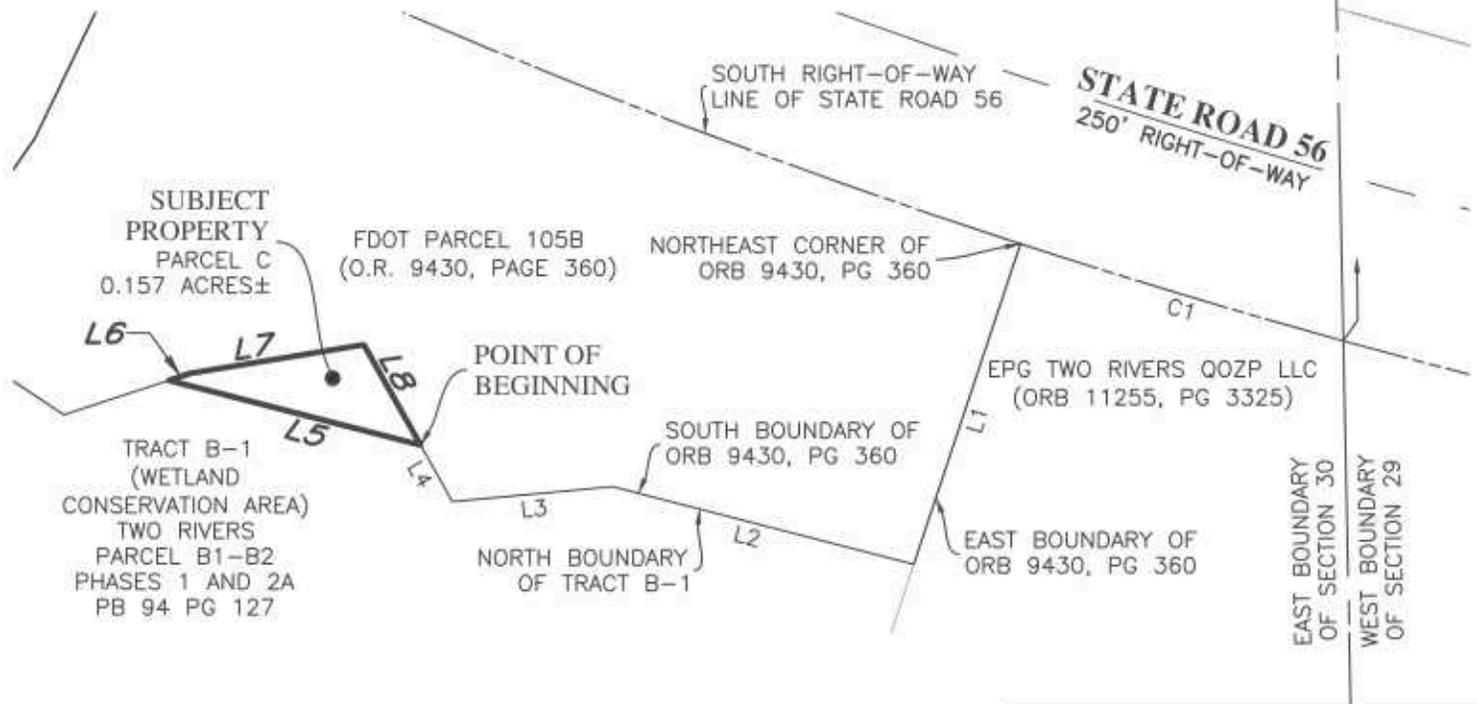
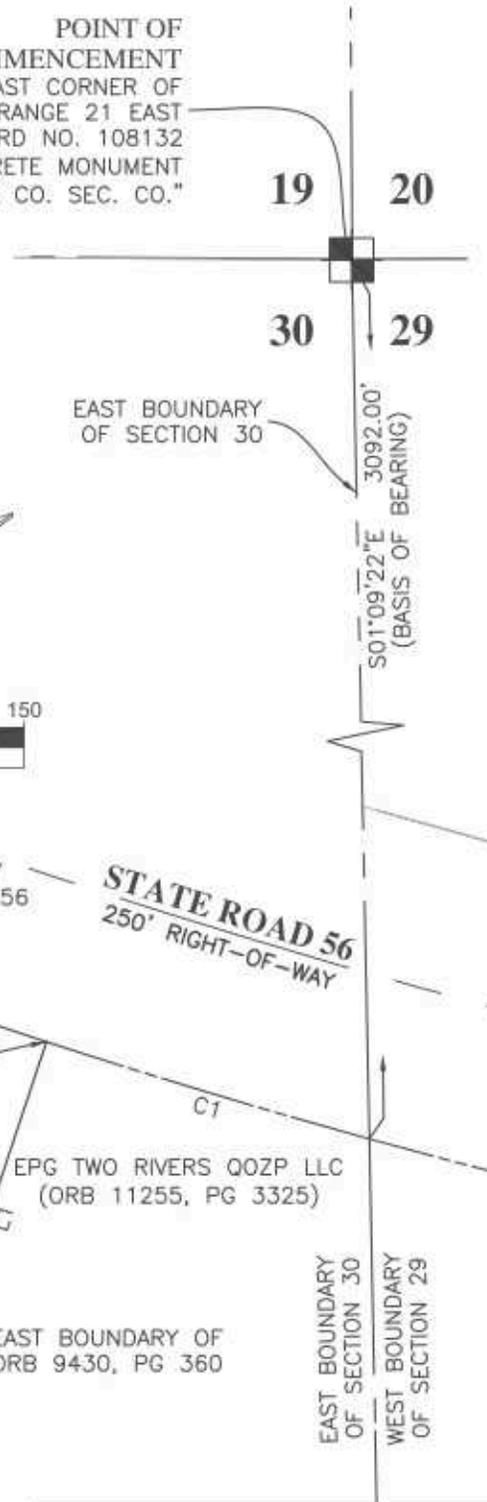
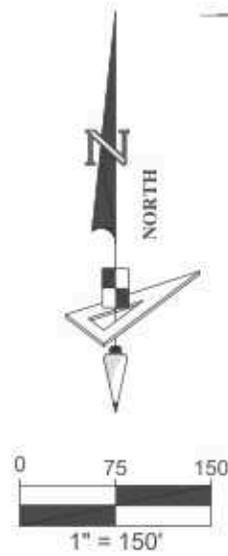
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 SECTION 30, TOWNSHIP 26 SOUTH, RANGE 21 EAST
 CERTIFIED CORNER RECORD NO. 108132
 5"X5" CONCRETE MONUMENT
 WITH DISK "PASCO CO. SEC. CO."



SUBJECT PROPERTY
 PARCEL C
 0.157 ACRES±

FDOT PARCEL 105B
 (O.R. 9430, PAGE 360)

NORTHEAST CORNER OF
 ORB 9430, PG 360

STATE ROAD 56
 250' RIGHT-OF-WAY

EPG TWO RIVERS QOZP LLC
 (ORB 11255, PG 3325)

TRACT B-1
 (WETLAND
 CONSERVATION AREA)
 TWO RIVERS
 PARCEL B1-B2
 PHASES 1 AND 2A
 PB 94 PG 127

NORTH BOUNDARY
 OF TRACT B-1

SOUTH BOUNDARY OF
 ORB 9430, PG 360

EAST BOUNDARY OF
 ORB 9430, PG 360

EAST BOUNDARY
 OF SECTION 30
 WEST BOUNDARY
 OF SECTION 29

LEGEND

- CCR - - - - Certified Corner Record
- F.D.O.T. - - - - Florida Department of Transportation
- ORB - - - - Official Records Books
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SHEET: 02 of 02

- 40 **FIFTH ORDER OF BUSINESS** **Consent Agenda**
- 41 **A. Approval of the Regular Meeting Minutes of January 20, 2026**
- 42 **B. Consideration of Operation and Maintenance Expenditures January 2026**
- 43 **C. Acceptance of the Financials and Approval of the Check Register for January 2026**
- 44 **D. Ratification of the Kings Power Washing Proposal 10232**
- 45 **E. Ratification of Down to Earth Proposal 139821**

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

49 **SIXTH ORDER OF BUSINESS** **Staff Reports**

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

58 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments**

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

60 **EIGHTH ORDER OF BUSINESS** **Adjournment**

61 There being no further business,

62 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all
 63 in favor, the meeting was adjourned at 11:13 a.m. 5-0

64 _____
 65 Jayna Cooper/Rollamay Turkoane
 66 District Manager

67 _____
 68 Carlos de la Ossa
 69 Chairperson

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
Down To Earth	2/1/2026	166050	\$88,680.03			LANDSCAPE CONTRACT
Down To Earth	2/12/2026	167142	\$658.75			SOD REPLACEMENT
Down To Earth	2/12/2026	167141	\$369.00		\$89,707.78	IRRIGATION REPAIRS
INFRAMARK LLC	2/1/2026	170662	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	2/1/2026	170662	\$375.00			ADMINISTRATION
INFRAMARK LLC	2/1/2026	170662	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	2/1/2026	170662	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	2/1/2026	170662	\$50.00			RENTAL & LEASES
INFRAMARK LLC	2/1/2026	170662	\$833.34			DISSEMINATION SERVICES
INFRAMARK LLC	2/1/2026	170662	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	2/1/2026	170662	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	2/1/2026	170662	\$416.67			FINANCIAL & REVENUE COLLECTIONS
INFRAMARK LLC	2/1/2026	170662	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	2/1/2026	170662	\$416.67			DISSEMINATION SERVICES-RETRO BILLING JANUARY
INFRAMARK LLC	2/1/2026	170662	\$100.00	\$7,108.34		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/2/2026	167814A	\$750.00			ACCOUNTING SERVICES JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$375.00			ADMINISTRATION JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$2,083.33			MGMT SERVICES JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$200.00			REC SEC JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$50.00			RENTAL AND LEASES JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$416.67			DISSEMINATION JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$500.00			CONSTRUCTION ACCOUNTING JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$1,333.33			FIELD MANAGEMENT JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$416.67			Financial / Revenue Collections - JAN 26
INFRAMARK LLC	1/2/2026	167814A	\$100.00			WEBSITE MAIN/ADMIN JAN 2026
INFRAMARK LLC	1/2/2026	167814A	\$50.00	\$6,275.00		TECHNOLOGY/DATA STORAGE JAN 2026
INFRAMARK LLC	2/17/2026	171514	\$8.14		\$13,391.48	POSTAGE
JUNIPER LANDSCAPING OF FLORIDA LLC	2/1/2026	381005	\$8,130.42			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS LLC	2/1/2026	10736-B	\$13,499.00			AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$124,728.68			

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Utilities						
PASCO COUNTY UTILITIES	2/11/2026	23934437	\$63.99			WATER
PASCO COUNTY UTILITIES	2/11/2026	23934453	\$81.43			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989744	\$113.12			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989134	\$15.15			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989132	\$3.03			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990880	\$19.19			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990443	\$70.70			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990442	\$12.12			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990441	\$462.58			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989131	\$173.72			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989067	\$91.91			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989066	\$523.18			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989745	\$41.41			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989059	\$20.20			WATER
PASCO COUNTY UTILITIES	2/18/2026	23991253	\$68.68			WATER
PASCO COUNTY UTILITIES	2/18/2026	23991090	\$90.90			WATER
PASCO COUNTY UTILITIES	2/18/2026	23991077	\$15.15			WATER
PASCO COUNTY UTILITIES	2/18/2026	23991076	\$53.53			WATER
PASCO COUNTY UTILITIES	2/18/2026	23990373	\$396.93			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989753	\$336.33			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989748	\$71.71			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989747	\$40.40			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989746	\$81.81			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989743	\$5.05			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989742	\$16.70			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989741	\$52.52			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989403	\$5.05			WATER
PASCO COUNTY UTILITIES	2/18/2026	23989402	\$3.03		\$2,929.52	WATER
TAMPA ELECTRIC	1/15/2026	2210096023748 011526	\$193.11			SERVICE 12/10/25 - 01/09/26

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	1/27/2026	012726-221009418668	\$22,325.74			ELECTRIC
TAMPA ELECTRIC	1/27/2026	012726-221009544216	\$6,584.39			ELECTRIC
TAMPA ELECTRIC	1/27/2026	012726-221009593866	\$694.53			ELECTRIC
TAMPA ELECTRIC	1/28/2026	012826-221009604051	\$2,238.53			ELECTRIC
TAMPA ELECTRIC	2/2/2026	020226-221009602378	\$19.79			SERVICE 01/10/26 - 02/01/26
TAMPA ELECTRIC	2/11/2026	021126-211035616468	\$149.48			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-221009539331	\$21.63			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-221009418650	\$78.77			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211037158279	\$158.73			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036337031	\$20.98			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036317181	\$40.13			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036592312	\$22.29			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036089145	\$32.68			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036127242	\$32.18			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036116740	\$30.87			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036147331	\$29.10			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036089111	\$20.98			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036166943	\$61.88			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211036287970	\$23.54			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	2/13/2026	021326-211036297391	\$34.93			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211034856834	\$81.05			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211035125395	\$31.69			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211034856826	\$35.11			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211035174120	\$36.74			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211035097206	\$38.51			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211035184756	\$43.55			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211035135774	\$37.70			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211035150245	\$33.82			ELECTRIC
TAMPA ELECTRIC	2/13/2026	021326-211035858003	\$20.98			ELECTRIC
TAMPA ELECTRIC	2/19/2026	021926-221009530827	\$2,838.56		\$36,011.97	ELECTRIC
Utilities Subtotal			\$38,941.49			
Regular Services						
ANGIE GRUNWALD	2/17/2026	AG-021726	\$200.00			BOARD 02/17/26
CARLOS DE LA OSSA	2/17/2026	CO-021726	\$200.00			BOARD 02/17/26
KINGS POWER WASHING SERVICES	1/25/2026	1219	\$6,903.00			PRESSURE WASHING
NICHOLAS J. DISTER	2/17/2026	ND-021726	\$200.00			BOARD 02/17/26
RYAN MOTKO	2/17/2026	RM-021726	\$200.00			BOARD 02/17/26
SALVA TREE CUTTING SERVICE	2/23/2026	1028	\$1,550.00			TREE REMOVAL
SALVA TREE CUTTING SERVICE	2/23/2026	1027	\$1,500.50		\$3,050.50	TREE REMOVAL
THOMAS R. SPENCE	2/17/2026	TS-021726	\$200.00			BOARD 02/17/26
U.S. BANK	1/23/2026	8052927	\$3,192.10			TRUSTEE FEES
U.S. BANK	1/23/2026	8052927	\$1,064.03	\$4,256.13	\$4,256.13	Trustee Fees
Regular Services Subtotal			\$15,209.63			

TWO RIVERS WEST CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Additional Services						
TAYLOR MORRISON OF FLORIDA, INC.	2/20/2026	TM REIMB 02202026	\$297,682.02			REIMB OF DEVELOPER OVERPAYMENT
TWO RIVERS WEST CDD	2/10/2026	02102026-0210	\$10,925.14			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	2/10/2026	02102026-0210	\$4,646.07			SERIES 2023 FY26 DS
TWO RIVERS WEST CDD	2/10/2026	02102026-0210	\$2,755.27	\$18,326.48	\$18,326.48	SERIES 2024 FY26 DS
Additional Services Subtotal			\$316,008.50			
TOTAL			\$494,888.30			

Down to Earth Landscape & Irrigation

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



Invoice: #166050

February 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

2/1/2026

Date Due

3/18/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#134879 - Two Rivers West Contract (2026)				\$90,180.03
LCR003: Pond Maintenance				\$6,041.70
LCR003: Culdesac and Colston Ave / Blvd Median - Start 3/26/25				\$7,354.29
LCR003: D2 Pond Maintenance - Start 12/16/24				\$1,570.85
LCR003: Pond Bank Maint (3 Ponds) - Start 1/27/25				\$1,302.32
LCR003: Pond Bank Maint (14 Ponds) - Start 1/27/25				\$4,918.96
LCR003: Pond Bank Maint (13 Ponds) - Start 1/27/25				\$5,116.75
LCR003: Roadway Addendum 2 - Start 1/27/25				\$1,219.92
LCR003: Roadway Addendum 3 - Start 1/27/25				\$1,611.13
LCR003: Additional Common Areas - Start 4/7/25				\$3,447.90
LCR003: Additional Common Areas - Start 5/19/2025				\$11,772.90
LCR003: Added Areas - Start 7/1/25				\$12,104.70
LCR003: Additional Common Areas - Start 7/21/25				\$8,189.99
LCR003: Additional Areas - Start 8/11/25				\$4,785.26
LCR003: D2 Entrance - Start 12/1/25				\$1,516.52
LCR003: D4 Taylor Morrison - Start 12/1/25				\$6,883.41
LCR003: D1 Roundabout - Start 12/1/25				\$812.61
C1A and B3 Additions - Start 1/1/26				\$2,634.32
Hammock Ponds Maintenance - Start 12/1/25				\$8,896.50

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://dte20.com/terms-and-conditions/>.

Billing Questions

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

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

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

Subtotal	\$90,180.03
Sales Tax	\$0.00
Total	\$90,180.03
Credits/Payments	(\$1,500.00)
Balance Due	\$88,680.03

Down to Earth Landscape & Irrigation

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



Invoice: #167142

February 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

sod for wash out
Estimate # 139821

Invoice Date

2/12/2026

Date Due

4/13/2026

Terms

Net 60

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
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#139821 - sod for wash out

\$658.75



- 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.

LCE025: Tree/Plant Installation				\$658.75
Site Prep, Removal, & Disposal (E) (Labor)				\$325.00
Bahia Sod (Material)	Pallet	1.00	\$333.75	\$333.75

Billing Questions

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

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

Subtotal	\$658.75
Sales Tax	\$0.00
Total	\$658.75
Credits/Payments	(\$0.00)
Balance Due	\$658.75

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/>.



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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
sod for wash out	February 20, 2026	Nick Padgett	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$325.00
Bahia Sod	Pallet	1	\$333.75	\$333.75
Subtotal				\$658.75
Estimated Tax				\$0.00
Job Total				\$658.75



- 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:
Kollamay Turkoane
1F38E9E795D0415

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/>.

Down to Earth Landscape & Irrigation

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



Invoice: #167141

February 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 January
Estimate # 137744

Invoice Date

2/12/2026

Date Due

4/13/2026

Terms

Net 60

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#137744 - Invoice Irrigation Form January				\$369.00
LCE006: Irrigation Repairs				\$369.00
1/2" Zone Line Repair (Kit)	Each	2.00	\$50.00	\$100.00
Bubbler Added/ Replaced (Kit)	Each	3.00	\$25.00	\$75.00
Funny Pipe Fittings (Kit)	Each	1.00	\$3.00	\$3.00
Drip Line Fittings (Kit)	Each	22.00	\$3.00	\$66.00
Drip Line (Kit)	Foot	2.00	\$2.50	\$5.00
Standard Irrigation Nozzle Replaced (Kit)	Each	5.00	\$8.00	\$40.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	2.00	\$40.00	\$80.00

Billing Questions

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

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

Subtotal	\$369.00
Sales Tax	\$0.00
Total	\$369.00
Credits/Payments	(\$0.00)
Balance Due	\$369.00

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers West

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: RYALS FIELD ENTRANCE

Date: Jan. 7, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER-X-CORE

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 1 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,thursday

Irrigation Zones

Attribute	1	2	3	4	5
Zone Type	Rotor	Spray	Drip	Spray	Drip
Program Type	A	A		A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	Yes	Yes	No	Yes	No
Billable Repairs	No	Yes	Yes	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	Billable Items: 1. Zone Line Repair Item Type: 1/2 Qty: 2	<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

Technician: Shathcoat

Customer: Two Rivers West

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: TAMARACK-ENTRANCE RBIRD

Date: Jan. 12, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: RAINBIRD-LXIVM

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Irrigation Zones

Attribute	2	3	4	5	6	7	8
Zone Type	Spray	Rotor	Drip	Drip	Spray	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 15 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	No	Yes
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>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	9	10	11	12	13	14	15
Zone Type	Drip	Spray	Drip	Drip	Spray	Drip	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	Yes	No	No
Billable Repairs	Yes	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>				

Irrigation Zones

Attribute	16	17	18
Zone Type	Drip	Bubbler	Drip
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 10 mins	0 hrs 20 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	No	No
Billable Repairs	No	Yes	No
Proposed Repairs	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers West

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: RYALS FIELD ICC-2

Date: Jan. 12, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Bubbler	Drip	Spray	Drip	Drip	Spray
Program Type	A	A	A	A		A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 10 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 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	Yes	No	No	Yes
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>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 3	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 2 2. Drip Line Item Type: Fittings Used Qty: 4	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Bubbler	Rotor	Drip	Drip	Drip	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 10 mins	0 hrs 30 mins	0 hrs 25 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	Yes
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>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Spray	Drip	Drip	Rotor	Drip	Spray	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 30 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	Yes	No	Yes	No
Billable Repairs	No	No	No	Yes	No	Yes	Yes
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>	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1

Irrigation Zones

Attribute	22	23	24	25
Zone Type	Drip	Spray	Drip	Rotor
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 30 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	Yes	No	Yes
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	<i>No repair items available</i>			

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers West

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: BIGHAWK-ICC-2

Date: Jan. 14, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Irrigation Zones

Attribute	2	3	4	5	6	7	8
Zone Type	Drip	Drip	Drip	Drip	Spray	Bubbler	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 8 mins	0 hrs 10 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	Yes	No	Yes
Billable Repairs	No	Yes	Yes	No	Yes	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 3	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 4	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>

Irrigation Zones

Attribute	9	10	11	12	13	14	15
Zone Type	Spray	Bubbler	Drip	Drip	Spray	Spray	Drip
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 10 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes	No	No	No	Yes	Yes	No
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	16	17	18
Zone Type	Drip	Drip	Rotor
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	No	Yes
Billable Repairs	Yes	No	No
Proposed Repairs	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<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

Technician: Shathcoat

Customer: Two Rivers West

Branch: Tampa

Report Type: JAN. IRRIGATION REPORT

Controller Name: BIGHAWK-ICC-2

Date: Jan. 14, 2026

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ICC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: midnight

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Irrigation Zones

Attribute	2	3	4	5	6	7	8
Zone Type	Drip	Drip	Drip	Drip	Spray	Bubbler	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 8 mins	0 hrs 10 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	Yes	No	Yes
Billable Repairs	No	Yes	Yes	No	Yes	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 3	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 4	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>

Irrigation Zones

Attribute	9	10	11	12	13	14	15
Zone Type	Spray	Bubbler	Drip	Drip	Spray	Spray	Drip
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 10 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	Yes	No	No	No	Yes	Yes	No
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	16	17	18
Zone Type	Drip	Drip	Rotor
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	No	Yes
Billable Repairs	Yes	No	No
Proposed Repairs	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>

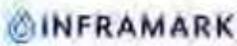
Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170662

DATE

2/1/2026

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**

2/1/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,333.33		1,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Dissemination Services- Retro Billing January	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					7,108.34

Subtotal	\$7,108.34
Tax	\$0.00
Total Due	\$7,108.34

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.

Two Rivers West - Inframark Invoice 170662

From Cooper, Jayna <jayna.cooper@inframark.com>
Date Tue 2/10/2026 9:49 PM
To Mitchell, Louise <lmitchell@inframark.com>
Cc Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>

Hi Louise,

For Two Rivers West, please put Inframark invoice 170662 back in the DM queue for approval.

Thanks!

Jayna Cooper | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Cooper, Jayna <jayna.cooper@inframark.com>
Sent: Tuesday, February 10, 2026 9:47 PM
To: Arias, Claudia <Claudia.Arias@inframark.com>
Cc: Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>
Subject: Re: Two Rivers West - Inframark Invoice 167814 - Please Revise

Yes ma'am, thank you! I'll get this approved 😊

Jayna Cooper | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Cooper, Jayna <jayna.cooper@inframark.com>
Sent: Tuesday, February 10, 2026 2:09 PM

To: Arias, Claudia <Claudia.Arias@inframark.com>
Cc: Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>
Subject: Re: Two Rivers West - Inframark Invoice 167814 - Please Revise

Hi Claudia,

For Two Rivers West, I noticed the Feb invoice includes the retro for Jan, but the dissemination for Feb hasn't been adjusted (should be \$833.33 total).

Can you adjust and resubmit?

Jayna Cooper | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Cooper, Jayna <jayna.cooper@inframark.com>
Sent: Saturday, January 24, 2026 5:11 PM
To: Arias, Claudia <Claudia.Arias@inframark.com>
Subject: Re: Two Rivers West - Inframark Invoice 167814 - Please Revise

Hi Claudia,

Thank you for the follow up. Retro bill is fine.

Jayna Cooper | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Arias, Claudia <Claudia.Arias@inframark.com>
Sent: Thursday, January 22, 2026 12:41 PM
To: Cooper, Jayna <jayna.cooper@inframark.com>
Subject: Fw: Two Rivers West - Inframark Invoice 167814 - Please Revise

Hello Jayna,

I'm following up on the item below, if is not possible to retro bill, please let us know so we can proceed and request an invoice reissue.

Thank you,

Claudia Arias | Accounts Receivable Specialist



2002 W Grand Parkway N, Suite 100 | Katy, TX 77449
(O) 281.870.0585 | (D) 832.422.0680 | www.inframarkims.com



From: IMSbilling <IMSbilling@inframark.com>
Sent: Tuesday, January 20, 2026 12:36 PM
To: Cooper, Jayna <jayna.cooper@inframark.com>
Subject: Re: Two Rivers West - Inframark Invoice 167814 - Please Revise

Hi Jayna,

Would it be okay if we retro bill the missing dissemination in February?

Thank you,

Claudia Arias

From: Cooper, Jayna <jayna.cooper@inframark.com>
Sent: Monday, January 12, 2026 2:58 PM
To: Bloom, Stephen <stephen.bloom@inframark.com>; Bauman, Kelly <kelly.bauman@inframark.com>; IMSbilling <IMSbilling@inframark.com>
Cc: Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>
Subject: Two Rivers West - Inframark Invoice 167814 - Please Revise

Afternoon all,

For Two Rivers West, please revise the Inframark invoice to include dissemination reporting for 2 bonds to \$10,000/yr.

Jayna Cooper | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
167814

DATE
1/2/2026

CUSTOMER ID
C2411

NET TERMS
Due On Receipt

PO#

DUE DATE
1/2/2026

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

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,333.33		1,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					6,275.00

Subtotal	\$6,275.00
Tax	\$0.00
Total Due	\$6,275.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

171514

DATE

2/17/2026

CUSTOMER ID

C2411

NET TERMS

Due On Receipt

PO#

DUE DATE

2/17/2026

BILL TO

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

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	11	Ea	0.74		8.14
Subtotal					8.14

Subtotal	\$8.14
Tax	\$0.00
Total Due	\$8.14

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 381005

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

Date	Due Date
02/01/26	3/3/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC February 2026	\$8,130.42

Grand Total \$8,130.42

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,130.42	\$0.00	\$0.00	\$0.00	\$3,230.41

**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

Invoice details

Invoice no.: 10736-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

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



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

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

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



47 1 1
 54-99105

TWO RIVERS WEST CDD
 Service Address: **2772 WISE RIVER LANE**
 Bill Number: 23934437
 Billing Date: 2/11/2026
 Billing Period: 12/30/2025 to 1/28/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012536	12/30/2025	0	1/28/2026	0	29	0

Usage History

	Water
January 2026	0
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	71.03
Payment 02/02/26	-71.03 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Total Current Transactions	63.99
TOTAL BALANCE DUE	\$63.99



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net



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

Account # 1304850
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 63.99

Total Balance Due	\$63.99
Due Date	3/2/2026

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
 TAMPA FL 33607-6008

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



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

LAND O' LAKES (813) 235-8012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

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



48 1 1
 54-99105

TWO RIVERS WEST CDD

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

Bill Number: 23934453

Billing Date: 2/11/2026

Billing Period: 12/30/2025 to 1/28/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012551	12/30/2025	0	1/28/2026	8	29	8

Usage History

Month	Water
January 2026	8
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	71.27
Payment 02/02/26	-71.27 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	8.0 Thousand Gals X \$2.18 17.44
Total Current Transactions	81.43
TOTAL BALANCE DUE	\$81.43



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account # 1307330
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 81.43

Total Balance Due	\$81.43
Due Date	3/2/2026

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
 TAMPA FL 33607-6008

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



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

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

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



4299 1 1
 14-92600

TWO RIVERS WEST CDD

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 23989744

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	1/6/2026	3492	2/4/2026	3604	29	112

Usage History

Month	Reclaimed
February 2026	112
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

Transactions

Previous Bill	180.79
Payment 02/06/26	-180.79 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	112 Thousand Gals X \$1.01 113.12
Total Current Transactions	113.12
TOTAL BALANCE DUE	\$113.12

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

FEB 23 2026

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

Account #	1254985
Customer #	01547952
Balance Forward	0.00
Current Transactions	113.12

Total Balance Due	\$113.12
Due Date	3/9/2026

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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4293 1 1
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TWO RIVERS WEST CDD
 Service Address: **0 BRIGHT MOON TRAIL 1 INCH RECLAIM**
 Bill Number: 23989134
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232147320	1/6/2026	211	2/4/2026	226	29	15

Usage History
 Reclaimed

February 2026	15
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	30.30
Payment 02/06/26	-30.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
Total Current Transactions	15.15
TOTAL BALANCE DUE	\$15.15



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Account #	1236660
Customer #	01547952
Balance Forward	0.00
Current Transactions	15.15

Total Balance Due	\$15.15
Due Date	3/9/2026

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: **1659 DRUMMOND POINT RECLAIM METER #1 -1 INCH**
 Bill Number: 23989132
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	1/6/2026	111	2/4/2026	114	29	3

Usage History

	Reclaimed
February 2026	3
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	3.03
Payment 02/06/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01 3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03

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Account # 1236630
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 3.03

Total Balance Due	\$3.03
Due Date	3/9/2026

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: **2023 DRUMMOND POINT 1 INCH RECLAIM**

Bill Number: 23990880

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	1/6/2026	586	2/4/2026	605	29	19

Usage History

	Reclaimed
February 2026	19
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	20.20
Payment 02/06/26	-20.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	19 Thousand Gals X \$1.01 19.19
Total Current Transactions	19.19
TOTAL BALANCE DUE	\$19.19



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Account # 1293945
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 19.19

Total Balance Due \$19.19
Due Date 3/9/2026

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: **EMBEVIEW DR & TRAILHEAD LANE RECLAIM METER 1.6**

Bill Number: 23990443

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607012	1/6/2026	1932	2/4/2026	2002	29	70

Usage History

Reclaimed

February 2026	70
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	83.83
Payment 02/06/26	-83.83 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	70 Thousand Gals X \$1.01 70.70
Total Current Transactions	70.70
TOTAL BALANCE DUE	\$70.70

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Account # 1283800
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 70.70

Total Balance Due	\$70.70
Due Date	3/9/2026

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: **1828 TRAILHEAD LANE RECLAIM METER1 INCH**

Bill Number: 23990442

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	240606771	1/6/2026	369	2/4/2026	381	29	12

Usage History

	Reclaimed
February 2026	12
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	13.13
Past Due	13.13
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$25.25

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

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Account # 1283795
 Customer # 01547952
 Past Due 13.13
 Current Transactions 12.12

Total Balance Due	\$25.25
Due Date	3/9/2026

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 LANE 2 INCH RECLAIM

Bill Number: 23990441

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579052	1/6/2026	2243	2/4/2026	2701	29	458

Usage History
 Reclaimed

February 2026	458
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	476.72
Payment 02/06/26	-476.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	458 Thousand Gals X \$1.01 462.58
Total Current Transactions	462.58
TOTAL BALANCE DUE	\$462.58

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Account # 1283790
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 462.58

Total Balance Due	\$462.58
Due Date	3/9/2026

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: **34496 COLSTON AVENUE 2 INCH RECLAIM**

Bill Number: 23989131
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	1/6/2026	3326	2/4/2026	3498	29	172

Usage History

	Reclaimed
February 2026	172
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	288.86
Payment 02/06/26	-288.86 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	172 Thousand Gals X \$1.01 173.72
Total Current Transactions	173.72
TOTAL BALANCE DUE	\$173.72



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Account #	1236655
Customer #	01547952
Balance Forward	0.00
Current Transactions	173.72

Total Balance Due	\$173.72
Due Date	3/9/2026

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: 23989067
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	1/6/2026	1020	2/4/2026	1111	29	91

Usage History
 Reclaimed

February 2026	91
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	152.51
Payment 02/06/26	-152.51 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	91 Thousand Gals X \$1.01 91.91
Total Current Transactions	91.91
TOTAL BALANCE DUE	\$91.91



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Account #	1230075
Customer #	01547952
Balance Forward	0.00
Current Transactions	91.91

Total Balance Due	\$91.91
Due Date	3/9/2026

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: 23989066
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	241579116	1/6/2026	11057	2/4/2026	11575	29	518

Usage History
 Reclaimed

February 2026	518
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	1,311.99
Payment 02/06/26	-1,311.99 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	518 Thousand Gals X \$1.01 523.18
Total Current Transactions	523.18
TOTAL BALANCE DUE	\$523.18



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Account # 1230070
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 523.18

Total Balance Due \$523.18
Due Date 3/9/2026

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: **2281 TWO RIVERS BOULEVARD**
 Bill Number: 23989745
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	1/6/2026	3975	2/4/2026	4016	29	41

Usage History

	Reclaimed
February 2026	41
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

Transactions

Previous Bill	424.20
Payment 02/06/26	-424.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	41 Thousand Gals X \$1.01 41.41
Total Current Transactions	41.41
TOTAL BALANCE DUE	\$41.41



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Account #	1254990
Customer #	01547952
Balance Forward	0.00
Current Transactions	41.41

Total Balance Due	\$41.41
Due Date	3/9/2026

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

Bill Number: 23989059
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	1/6/2026	1628	2/4/2026	1648	29	20

Usage History

Reclaimed

February 2026	20
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	183.82
Payment 02/06/26	-183.82 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$1.01
Total Current Transactions	20.20
TOTAL BALANCE DUE	\$20.20

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FEB 23 2026

Account # 1229260
 Customer # 01547952

Balance Forward 0.00
 Current Transactions 20.20

Total Balance Due \$20.20
Due Date 3/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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4316 1 1
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TWO RIVERS WEST CDD
 Service Address: **34153 GRANDE DOMINION DR**
 Bill Number: 23991253
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

Account #	Customer #
1304200	01547952
Please use the 15-digit number below when making a payment through your bank	
130420001547952	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236044	1/6/2026	0	2/4/2026	68	29	68

Usage History
 Reclaimed

February 2026	68
January 2026	0
December 2025	0
November 2025	0
October 2025	0

Transactions

Current Transactions

Reclaimed	68 Thousand Gals X \$1.01	68.68
Total Current Transactions		68.68
TOTAL BALANCE DUE		\$68.68

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Account #	1304200
Customer #	01547952
Balance Forward	0.00
Current Transactions	68.68

Total Balance Due	\$68.68
Due Date	3/9/2026

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: **36442 HILLRIDGE TRAIL POC 'E'**
 Bill Number: 23991090
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579122	1/6/2026	419	2/4/2026	509	29	90

Usage History

Month	Reclaimed
February 2026	90
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	143.42
Payment 02/06/26	-143.42 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	90 Thousand Gals X \$1.01 90.90
Total Current Transactions	90.90
TOTAL BALANCE DUE	\$90.90

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Account # 1299905
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 90.90

Total Balance Due	\$90.90
Due Date	3/9/2026

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: **1873 DRUMMOND POINT POINT 1 INCH RECLAIM**

Bill Number: 23991077
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606790	1/6/2026	828	2/4/2026	643	29	15

Usage History
 Reclaimed

February 2026 15
 January 2026 43
 December 2025 58
 November 2025 85
 October 2025 95
 September 2025 61

Transactions

Previous Bill	43.43
Payment 02/06/26	-43.43 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01 15.15
Total Current Transactions	15.15
TOTAL BALANCE DUE	\$15.15

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Account # 1299720
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 15.15

Total Balance Due	\$15.15
Due Date	3/9/2026

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: **1508 SUTTONSET TRAIL 1 INCH RECLAIM**

Bill Number: 23991076

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606791	1/6/2026	999	2/4/2026	1052	29	53

Usage History

	Reclaimed
February 2026	53
January 2026	60
December 2025	62
November 2025	60
October 2025	55
September 2025	55
August 2025	0

Transactions

Previous Bill	60.60
Payment 02/06/26	-60.60 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	53 Thousand Gals X \$1.01 53.53
Total Current Transactions	53.53
TOTAL BALANCE DUE	\$53.53

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Account # 1299715
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 53.53

Total Balance Due	\$53.53
Due Date	3/9/2026

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

Bill Number: 23990373

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption <small>In thousands</small>
		Date	Read	Date	Read		
Reclaim	240607008	1/6/2026	580	2/4/2026	973	29	393

Usage History

	Reclaimed
February 2026	393
January 2026	320

Transactions

Previous Bill	687.20
Payment 02/06/26	-687.20 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	393 Thousand Gals X \$1.01 396.93
Total Current Transactions	396.93
TOTAL BALANCE DUE	\$396.93

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Account # 1279740
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 396.93

Total Balance Due	\$396.93
Due Date	3/9/2026

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: **35888 STABLETON LANE 2 INCH RECLAIM**

Bill Number: 23989753

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579120	1/6/2026	1747	2/4/2026	2080	29	333

Usage History

	Reclaimed
February 2026	333
January 2026	263
December 2025	156
November 2025	229
October 2025	308
September 2025	465
August 2025	146

Transactions

Previous Bill	265.63
Payment 02/06/26	-265.63 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	333 Thousand Gals X \$1.01 336.33
Total Current Transactions	336.33
TOTAL BALANCE DUE	\$336.33



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Account #	1255150
Customer #	01547952
Balance Forward	0.00
Current Transactions	336.33

Total Balance Due	\$336.33
Due Date	3/9/2026

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: **34501 COLSTON AVENUE**
 Bill Number: 23989748
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	1/6/2026	1084	2/4/2026	1155	29	71

Usage History

Month	Reclaimed
February 2026	71
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

Transactions

Previous Bill	81.81
Payment 02/06/26	-81.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	71 Thousand Gals X \$1.01 71.71
Total Current Transactions	71.71
TOTAL BALANCE DUE	\$71.71

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Account # 1255005
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 71.71

Total Balance Due	\$71.71
Due Date	3/9/2026

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: **2124 WISE RIVER LANE 2 INCH RECLAIM**

Bill Number: 23989747

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1255000	01547952
Please use the 15-digit number below when making a payment through your bank	
125500001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	1/6/2026	616	2/4/2026	656	29	40

Usage History

Month	Reclaimed
February 2026	40
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

Transactions

Previous Bill	74.74
Payment 02/06/26	-74.74 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	40 Thousand Gals X \$1.01 40.40
Total Current Transactions	40.40
TOTAL BALANCE DUE	\$40.40



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Account #	1255000
Customer #	01547952
Balance Forward	0.00
Current Transactions	40.40

Total Balance Due	\$40.40
Due Date	3/9/2026

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: **34492 COLSTON AVENUE 2 INCH RECLAIM**

Bill Number: 23989746
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	1/6/2026	2278	2/4/2026	2359	29	81

Usage History

Month	Reclaimed
February 2026	81
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

Transactions

Previous Bill	128.27
Payment 02/06/26	-128.27 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	81 Thousand Gals X \$1.01 81.81
Total Current Transactions	81.81
TOTAL BALANCE DUE	\$81.81

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FEB 23 2026

Account #	1254995
Customer #	01547952
Balance Forward	0.00
Current Transactions	81.81

Total Balance Due	\$81.81
Due Date	3/9/2026

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 1 INCH RECLAIM RM-A**

Bill Number: 23989743

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606770	1/6/2026	197	2/4/2026	202	29	5

Usage History

	Reclaimed
February 2026	5
January 2026	14
December 2025	25
November 2025	23
October 2025	31
September 2025	104
August 2025	0

Transactions

Previous Bill	14.14
Payment 02/06/26	-14.14 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$1.01 5.05
Total Current Transactions	5.05
TOTAL BALANCE DUE	\$5.05



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Account # 1254960
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 5.05

Total Balance Due	\$5.05
Due Date	3/9/2026

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: **35017 BIG HAWK DR 1.5 INCH RECLAIM RM-I**
 Bill Number: 23989742
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

Account #	Customer #
1254940	01547952
Please use the 15-digit number below when making a payment through your bank	
125494001547952	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	1/6/2026	1517	2/4/2026	1545	29	28

Usage History

Month	Reclaimed
February 2026	28
January 2026	0
December 2025	34
November 2025	57
October 2025	68
September 2025	58
August 2025	24
July 2025	155
June 2025	70

Transactions

Previous Bill	-11.58	CR
Balance Forward	-11.58	CR
Current Transactions		
Reclaimed		
Reclaimed	28 Thousand Gals X \$1.01	28.28
Total Current Transactions	28.28	
TOTAL BALANCE DUE	\$16.70	

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Account # 1254940
 Customer # 01547952

Balance Forward -11.58 CR
 Current Transactions 28.28

Total Balance Due	\$16.70
Due Date	3/9/2026

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: **1841 ARCHING BRANCH RM-C-1.5 INCH RECLAIM**

Bill Number: 23989741
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	1/6/2026	5969	2/4/2026	6021	29	52

Usage History

	Reclaimed
February 2026	52
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

Transactions

Previous Bill	388.85
Payment 02/06/26	-388.85 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	52 Thousand Gals X \$1.01 52.52
Total Current Transactions	52.52
TOTAL BALANCE DUE	\$52.52

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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Account #	1254945
Customer #	01547952
Balance Forward	0.00
Current Transactions	52.52

Total Balance Due	\$52.52
Due Date	3/9/2026

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

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



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

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

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



4295 1 1
 14-92800

TWO RIVERS WEST CDD

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 23989403

Billing Date: 2/18/2026

Billing Period: 1/6/2026 to 2/4/2026

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 for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	1/6/2026	614	2/4/2026	619	29	5

Usage History

Month	Reclaimed
February 2026	5
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	16.16
Payment 02/06/26	-16.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	5 Thousand Gals X \$1.01
Total Current Transactions	5.05
TOTAL BALANCE DUE	\$5.05

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

FEB 23 2026

Account # 1246095
 Customer # 01547952

Balance Forward 0.00
 Current Transactions 5.05

Total Balance Due	\$5.05
Due Date	3/9/2026

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

PASCO COUNTY UTILITIES
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 DADE CITY (352) 521-4265

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 Pay By Phone: 1-855-786-5344



4294 1 1
 14-92800

TWO RIVERS WEST CDD

Service Address: **COLSTRIP TRAIL RECLAIM METER E**
 Bill Number: 23989402
 Billing Date: 2/18/2026
 Billing Period: 1/6/2026 to 2/4/2026

Account #	Customer #
1246090	01547952
Please use the 15-digit number below when making a payment through your bank	
124609001547952	

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

Service	Meter #	Previous		Current		# of Days	Consumption in Thousands
		Date	Read	Date	Read		
Reclaim	08399007	1/6/2026	105	2/4/2026	108	29	3

Usage History

	Reclaimed
February 2026	3
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0

Transactions

Current Transactions

Reclaimed		
Reclaimed	3 Thousand Gals X \$1.01	3.03
Total Current Transactions		3.03
TOTAL BALANCE DUE		\$3.03

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

Check this box if entering change of mailing address on back **FEB 23 2026**

Account #	1246090
Customer #	01547952
Balance Forward	0.00
Current Transactions	3.03

Total Balance Due	\$3.03
Due Date	3/9/2026

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

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



EISENHOWER PROPERTY GROUP LLC
 34707 SHORTHORN DR
 ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due:	\$313.11
Due Date:	February 05, 2026
Account #:	221009602378

TWO RIVERS WEST

\$193.11

Account Summary

Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$313.11
Amount Due by February 05, 2026	\$313.11

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



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00004140 0000100 Page 1 of 2

Monthly Usage (kWh)



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



Account #: 221009602378

Due Date: February 05, 2026

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Amount Due:	\$313.11
Payment Amount: \$	_____

608174754984

00004140 FTECD101152623424010 00000 02 01000000 11196 001
 EISENHOWER PROPERTY GROUP LLC
 111 S ARMENIA AVE, STE 201
 TAMPA, FL 33609-3337

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:
34707 SHORTHORN DR
ZEPHYRHILLS, FL 33541

Account #: 221009602378
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
1000308776	01/09/2026	14	0		14 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	14 kWh @ \$0.09202/kWh	\$1.29
Fuel Charge	14 kWh @ \$0.03516/kWh	\$0.49
Storm Protection Charge	14 kWh @ \$0.00568/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.26
State Tax		\$1.85
Total Electric Cost, Local Fees and Taxes		\$25.11

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Other Fees and Charges	
Electric Security Deposit	\$120.00
Elec. Connection Chrg Initial	\$168.00
Total Other Fees and Charges	\$288.00

Total Current Month's Charges \$313.11

For more information about your bill and understanding your charges, please visit TampaElectric.com

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- In-Person**
Find list of Payment Agents at 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. 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
- 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: January 27, 2026

Amount Due: \$22,325.74

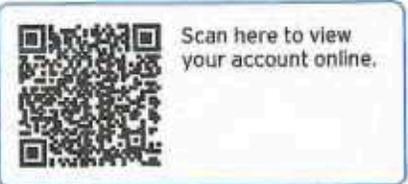
Due Date: February 17, 2026

Account #: 221009418668

Account Summary

Previous Amount Due	\$22,315.91
Payment(s) Received Since Last Statement	-\$22,315.91
Current Month's Charges	\$22,325.74
Amount Due by February 17, 2026	\$22,325.74

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



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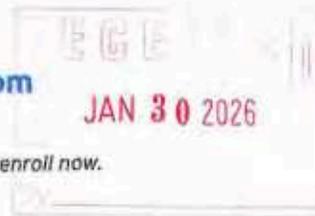
Account #: 221009418668

Due Date: February 17, 2026

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Amount Due:	\$22,325.74
Payment Amount:	\$ _____

676075694321

00006118 FTeco101272522533410 09000 02 01000000 13318 007

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:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: January 27, 2026
Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	2040 kWh @ \$0.03411/kWh	\$69.58
Monthly Charge		\$3474.01
Lighting Fuel Charge	2040 kWh @ \$0.03452/kWh	\$70.42
Storm Protection Charge	2040 kWh @ \$0.00574/kWh	\$11.71
Clean Energy Transition Mechanism	2040 kWh @ \$0.00043/kWh	\$0.88
Storm Surcharge	2040 kWh @ \$0.01230/kWh	\$25.09
Florida Gross Receipt Tax		\$4.56
Lighting Charges		\$3,656.25

Billing information continues on next page →

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For more information about your bill and understanding your charges, please visit TampaElectric.com

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

Account #: 221009418668
Statement Date: January 27, 2026
Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	540 kWh @ \$0.03411/kWh	\$18.42
Monthly Charge		\$1624.62
Lighting Fuel Charge	540 kWh @ \$0.03452/kWh	\$18.64
Storm Protection Charge	540 kWh @ \$0.00574/kWh	\$3.10
Clean Energy Transition Mechanism	540 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	540 kWh @ \$0.01230/kWh	\$6.64
Florida Gross Receipt Tax		\$1.21
Lighting Charges		\$1,672.86

Billing information continues on next page →

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

Account #: 221009418668
 Statement Date: January 27, 2026
 Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: L5-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	975 kWh @ \$0.03411/kWh	\$33.26
Monthly Charge		\$2933.34
Lighting Fuel Charge	975 kWh @ \$0.03452/kWh	\$33.66
Storm Protection Charge	975 kWh @ \$0.00574/kWh	\$5.60
Clean Energy Transition Mechanism	975 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	975 kWh @ \$0.01230/kWh	\$11.99
Florida Gross Receipt Tax		\$2.18
Lighting Charges		\$3,020.45

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: January 27, 2026
Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	1920 kWh @ \$0.03411/kWh	\$65.49
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03452/kWh	\$66.28
Storm Protection Charge	1920 kWh @ \$0.00574/kWh	\$11.02
Clean Energy Transition Mechanism	1920 kWh @ \$0.00043/kWh	\$0.83
Storm Surcharge	1920 kWh @ \$0.01230/kWh	\$23.62
Florida Gross Receipt Tax		\$4.29
Lighting Charges		\$3,441.19

Billing information continues on next page →

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

Account #: 221009418668
 Statement Date: January 27, 2026
 Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	510 kWh @ \$0.03411/kWh	\$17.40
Monthly Charge		\$1534.36
Lighting Fuel Charge	510 kWh @ \$0.03452/kWh	\$17.61
Storm Protection Charge	510 kWh @ \$0.00574/kWh	\$2.93
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.14
Lighting Charges		\$1,579.93

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: January 27, 2026
Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	705 kWh @ \$0.03411/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03452/kWh	\$24.34
Storm Protection Charge	705 kWh @ \$0.00574/kWh	\$4.05
Clean Energy Transition Mechanism	705 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	705 kWh @ \$0.01230/kWh	\$8.67
Florida Gross Receipt Tax		\$1.57
Lighting Charges		\$2,184.01

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: January 27, 2026
Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	900 kWh @ \$0.03411/kWh	\$30.70
Monthly Charge		\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03452/kWh	\$31.07
Storm Protection Charge	900 kWh @ \$0.00574/kWh	\$5.17
Clean Energy Transition Mechanism	900 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	900 kWh @ \$0.01230/kWh	\$11.07
Florida Gross Receipt Tax		\$2.01
Lighting Charges		\$1,613.06

Billing information continues on next page →

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

Account #: 221009418668
 Statement Date: January 27, 2026
 Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	420 kWh @ \$0.03411/kWh	\$14.33
Monthly Charge		\$1263.59
Lighting Fuel Charge	420 kWh @ \$0.03452/kWh	\$14.50
Storm Protection Charge	420 kWh @ \$0.00574/kWh	\$2.41
Clean Energy Transition Mechanism	420 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	420 kWh @ \$0.01230/kWh	\$5.17
Florida Gross Receipt Tax		\$0.94
Lighting Charges		\$1,301.12

Billing information continues on next page →

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

Account #: 221009418668
 Statement Date: January 27, 2026
 Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	1245 kWh @ \$0.03411/kWh	\$42.47
Monthly Charge		\$3745.64
Lighting Fuel Charge	1245 kWh @ \$0.03452/kWh	\$42.98
Storm Protection Charge	1245 kWh @ \$0.00574/kWh	\$7.15
Clean Energy Transition Mechanism	1245 kWh @ \$0.00043/kWh	\$0.54
Storm Surcharge	1245 kWh @ \$0.01230/kWh	\$15.31
Florida Gross Receipt Tax		\$2.78
Lighting Charges		\$3,856.87

Total Current Month's Charges **\$22,325.74**

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

Account #: 221009418668
Statement Date: January 27, 2026
Charges Due: February 17, 2026

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TWO RIVERS WEST CDD
 TWO RIVERS WEST RDWY PH4_PH5
 ZEPHYRHILLS, FL 33541

Statement Date: January 27, 2026

Amount Due: \$6,584.39

Due Date: February 17, 2026

Account #: 221009544216

Account Summary

Current Service Period: December 19, 2025 - January 21, 2026	
Previous Amount Due	\$7,540.83
Payment(s) Received Since Last Statement	-\$7,540.83
Miscellaneous Credits	-\$480.25
Credit balance after payments and credits	-\$480.25
Current Month's Charges	\$7,064.64
Amount Due by February 17, 2026	\$6,584.39

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



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2026

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Account #: 221009544216

Due Date: February 17, 2026

Amount Due: \$6,584.39

Payment Amount: \$ _____

676075694322



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.



Service For:
 TWO RIVERS WEST RDWY PH4_PHS
 ZEPHYRHILLS, FL 33541

Account #: 221009544216
 Statement Date: January 27, 2026
 Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	3840 kWh @ \$0.03411/kWh	\$130.98
Monthly Charge		\$6721.60
Lighting Fuel Charge	3840 kWh @ \$0.03452/kWh	\$132.56
Storm Protection Charge	3840 kWh @ \$0.00574/kWh	\$22.04
Clean Energy Transition Mechanism	3840 kWh @ \$0.00043/kWh	\$1.65
Storm Surcharge	3840 kWh @ \$0.01230/kWh	\$47.23
Florida Gross Receipt Tax		\$8.58
Lighting Charges		\$7,064.64

Total Current Month's Charges **\$7,064.64**

👤 Miscellaneous Credits	
Sales Tax Credit	-\$480.25
Total Current Month's Credits	-\$480.25

00005118-0013450-Page 14 of 14

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
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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. 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
- 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
 C/O INFRAMARK
 TWO RIVERS WEST PH D9
 ZEPHYRHILLS, FL 33541

Statement Date: January 27, 2026

Amount Due: \$694.53

Due Date: February 17, 2026

Account #: 221009593866

Account Summary

Current Service Period: December 19, 2025 - January 21, 2026	
Previous Amount Due	\$799.23
Payment(s) Received Since Last Statement	-\$799.23
Miscellaneous Credits	-\$52.46
Credit balance after payments and credits	-\$52.46
Current Month's Charges	\$746.99
Amount Due by February 17, 2026	\$694.53

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



Scan here to view your account online.

2025
2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221009593866

Due Date: February 17, 2026

JAN 30 2026

Amount Due: \$694.53

Payment Amount: \$ _____

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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.

102 6378043112122210095938660000000694531

00006118-0013457-Page 1 of 2



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

Account #: 221009593866
Statement Date: January 27, 2026
Charges Due: February 17, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	225 kWh @ \$0.03411/kWh	\$7.67
Monthly Charge		\$726.89
Lighting Fuel Charge	225 kWh @ \$0.03452/kWh	\$7.77
Storm Protection Charge	225 kWh @ \$0.00574/kWh	\$1.29
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
Lighting Charges		\$746.99

Total Current Month's Charges \$746.99

Miscellaneous Credits	
Sales Tax Credit	-\$52.46
Total Current Month's Credits	-\$52.46

00001119-0010457-Page 2 of 2

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 Tampa, FL 33631-3318
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 Toll Free: **866-689-6469**
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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
TWO RIVERS WEST PH D11
ZEPHYRHILLS, FL 33541

Statement Date: January 28, 2026

Amount Due: \$2,238.53

Due Date: February 18, 2026

Account #: 221009604051

Account Summary

Current Service Period: December 19, 2025 - January 21, 2026

Previous Amount Due	\$1,118.91
Payment(s) Received Since Last Statement	-\$1,118.91
Current Month's Charges	\$2,238.53

Amount Due by February 18, 2026 \$2,238.53

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



Scan here to view your account online.

2026

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



Account #: 221009604051

Due Date: February 18, 2026



Pay your bill online at TampaElectric.com FEB 02 2026

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,238.53

Payment Amount: \$ _____

600000843798

00001238 FTECO101282623540310 00000 03 01000000 15221 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.

104 6000008437982210096040510000002238534

00001238-0002601-Page 1 of 2





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

Account #: 221009604051
Statement Date: January 28, 2026
Charges Due: February 18, 2026

Service Period: Dec 19, 2025 - Jan 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 34 days		
Lighting Energy Charge	630 kWh @ \$0.03411/kWh	\$21.49
Monthly Charge		\$2035.29
Lighting Fuel Charge	630 kWh @ \$0.03452/kWh	\$21.75
Storm Protection Charge	630 kWh @ \$0.00574/kWh	\$3.62
Clean Energy Transition Mechanism	630 kWh @ \$0.00043/kWh	\$0.27
Storm Surcharge	630 kWh @ \$0.01230/kWh	\$7.75
Florida Gross Receipt Tax		\$1.41
State Tax		\$146.95
Lighting Charges		\$2,238.53

Total Current Month's Charges **\$2,238.53**

00001238-0002801-Page 2 of 2

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- Phone**
Toll Free: **866-689-6469**
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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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EISENHOWER PROPERTY GROUP LLC
 34707 SHORTHORN DR
 ZEPHYRHILLS, FL 33541

Statement Date: February 02, 2026

Amount Due: \$212.90

Due Date: February 23, 2026

Account #: 221009602378

FINAL INVOICE

TWO RIVERS WEST

Account Summary

Current Service Period: January 10, 2026 - February 01, 2026	
Previous Amount Due	\$313.11
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$193.11
Current Month's Charges - Due by February 23, 2026	\$19.79
Total Amount Due	\$212.90

*Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.

Your Energy Insight



Your average daily kWh used was **40% higher** than it was in your previous period.



Scan here to view your account online.

00005050-0010278-Page 1 of 2

Monthly Usage (kWh)



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



Account #: 221009602378

Due Date: February 23, 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 to enroll now.

Amount Due: \$212.90

Payment Amount: \$ _____

697062209602

00005050 FTeco102022622463610 00000 01 01000000 5050 001

EISENHOWER PROPERTY GROUP LLC
 111 S ARMENIA AVE, STE 201
 TAMPA, FL 33609-3337

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:
34707 SHORTHORN DR
ZEPHYRHILLS, FL 33541

Account #: 221009602378
Statement Date: February 02, 2026
Charges Due: February 23, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 01, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000308776	02/01/2026	31	14	17 kWh	1	23 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	23 days @ \$0.66000	\$15.18
Energy Charge	17 kWh @ \$0.09202/kWh	\$1.56
Fuel Charge	17 kWh @ \$0.03516/kWh	\$0.60
Storm Protection Charge	17 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.46
Electric Service Cost		\$18.33
State Tax		\$1.46
Total Electric Cost, Local Fees and Taxes		\$19.79

Avg kWh Used Per Day



Important Messages

Final Invoice. Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.

Total Current Month's Charges \$19.79

Miscellaneous Credits	
Reversals	-\$120.00
Total Current Month's Credits	-\$120.00

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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Contact Us

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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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0000000-0010278-Page 2 of 2



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

Statement Date: February 11, 2026

Amount Due: \$149.48

Due Date: March 04, 2026

Account #: 211035616468

Account Summary

Current Service Period: January 08, 2026 - February 05, 2026	
Previous Amount Due	\$204.29
Payment(s) Received Since Last Statement	-\$204.29
Current Month's Charges	\$149.48
Amount Due by March 04, 2026	\$149.48

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

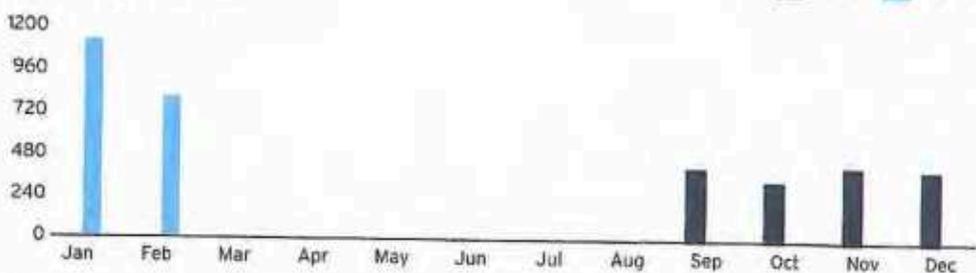


Your Energy Insight

Your average daily kWh used was **17.65% lower** than it was in your previous period.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211035616468

Due Date: March 04, 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 to enroll now.

Amount Due:	\$149.48
Payment Amount:	\$ _____

678544836798

00003788 FTeco102122800004910 00000 02 01000000 10892 002

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.

108 6785448367982110356164680000000149487



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

Account #: 211035616468
 Statement Date: February 11, 2026
 Charges Due: March 04, 2026

Meter Read

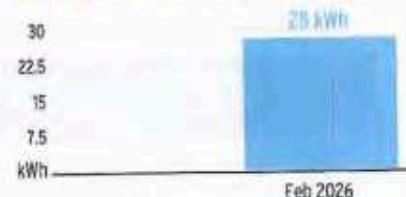
Service Period: Jan 08, 2026 - Feb 05, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000917615	02/05/2026	4,075	3,275	800 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	800 kWh @ \$0.09202/kWh	\$73.62
Fuel Charge	800 kWh @ \$0.03516/kWh	\$28.13
Storm Protection Charge	800 kWh @ \$0.00568/kWh	\$4.54
Clean Energy Transition Mechanism	800 kWh @ \$0.00418/kWh	\$3.34
Storm Surcharge	800 kWh @ \$0.02121/kWh	\$16.97
Florida Gross Receipt Tax		\$3.74
Electric Service Cost		\$149.48

Total Current Month's Charges \$149.48

00002788-0000435-Page 2 of 4

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 P.O. Box 31318
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TWO RIVERS WEST CDD
 35001 COLSTRIP TRL
 ZEPHYRHILLS, FL 33541-6698

Statement Date: February 13, 2026

Amount Due: \$21.63

Due Date: March 06, 2026

Account #: 221009539331

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$20.98
Payment(s) Received Since Last Statement	-\$20.98
Current Month's Charges	\$21.63

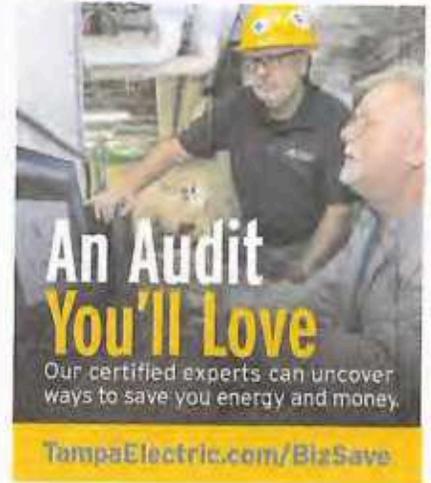
Amount Due by March 06, 2026 \$21.63

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

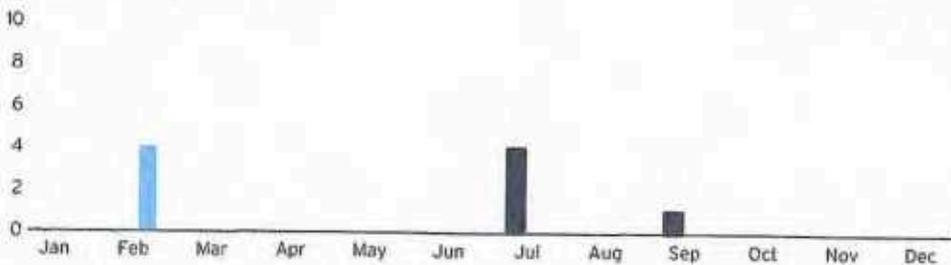


Scan here to view your account online.

00000023-0000077-Page 83 of 88



Monthly Usage (kWh)



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

Account #: 221009539331

Due Date: March 06, 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 to enroll now.

Amount Due: \$21.63

Payment Amount: \$ _____

611878462852

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.

116118784628522210095393310000000021632



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

Account #: 221009539331
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

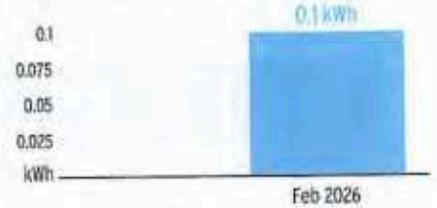
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000944153	02/09/2026	9	5	4 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.63

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$21.63

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

Statement Date: February 13, 2026

Amount Due: \$78.77

Due Date: March 06, 2026

Account #: 221009418650

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$82.24
Payment(s) Received Since Last Statement	-\$82.24
Current Month's Charges	\$78.77

Amount Due by March 06, 2026 **\$78.77**

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

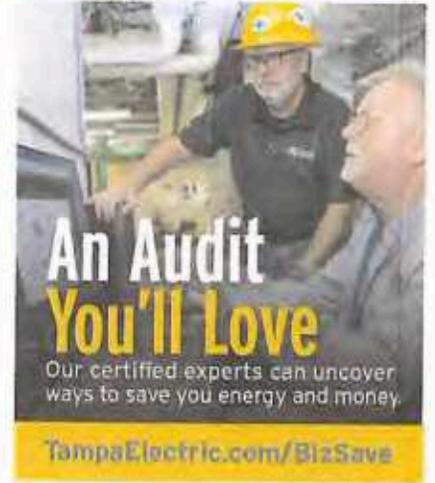
Your Energy Insight

Your average daily kWh used was **8.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221009418650

Due Date: March 06, 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 to enroll now.

Amount Due: \$78.77

Payment Amount: \$ _____

611878462851

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.

11 1878462851 221009418650 0000000078773

0000023-0000569-Page 67 of 88



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

Account #: 221009418650
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

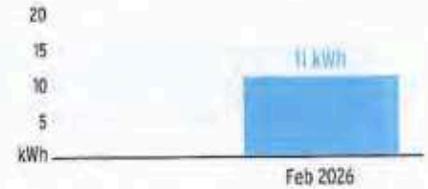
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	02/09/2026	2,611	2,255	356 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	356 kWh @ \$0.09202/kWh	\$32.76
Fuel Charge	356 kWh @ \$0.03516/kWh	\$12.52
Storm Protection Charge	356 kWh @ \$0.00568/kWh	\$2.02
Clean Energy Transition Mechanism	356 kWh @ \$0.00418/kWh	\$1.49
Storm Surcharge	356 kWh @ \$0.02121/kWh	\$7.55
Florida Gross Receipt Tax		\$1.97
Electric Service Cost		\$78.77

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$78.77

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- 
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 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
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In-Person
 Find list of Payment Agents at TampaElectric.com
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Mail A Check
Payments:
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
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Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at 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
- 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
 34707 SHORTHORN DR
 ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$158.73

Due Date: March 06, 2026

Account #: 211037158279

Account Summary

Current Service Period: February 02, 2026 - February 09, 2026

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$158.73

Amount Due by March 06, 2026 \$158.73

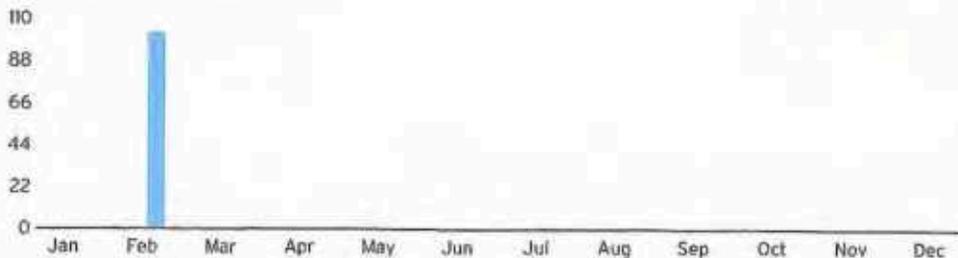
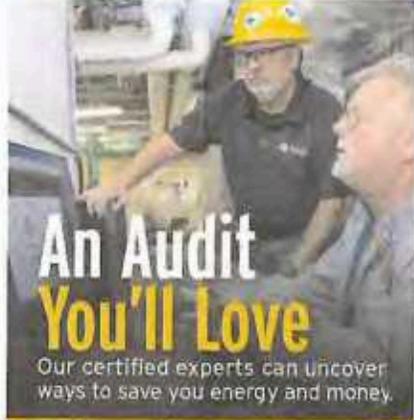
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211037158279

Due Date: March 06, 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 to enroll now.

Amount Due: \$158.73

Payment Amount: \$ _____

671137439339

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.

1145711374393392110371582790000000158731



Service For:
34707 SHORTHORN DR
ZEPHYRHILLS, FL 33541

Account #: 211037158279
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Feb 02, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000308776	02/09/2026	133	31		102 kWh	1	8 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	8 days @ \$0.66000	\$5.28
Energy Charge	102 kWh @ \$0.09202/kWh	\$9.39
Fuel Charge	102 kWh @ \$0.03516/kWh	\$3.59
Storm Protection Charge	102 kWh @ \$0.00568/kWh	\$0.58
Clean Energy Transition Mechanism	102 kWh @ \$0.00418/kWh	\$0.43
Storm Surcharge	102 kWh @ \$0.02121/kWh	\$2.16
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.98
State Tax		\$1.75
Total Electric Cost, Local Fees and Taxes		\$23.73

Other Fees and Charges	
Electric Security Deposit	\$120.00
Elec Connection Chrg Subsq	\$15.00
Total Other Fees and Charges	\$135.00

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

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

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$158.73

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Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com

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Payments:
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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. 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
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$20.98

Due Date: March 06, 2026

Account #: 211036337031

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$18.72
Payment(s) Received Since Last Statement	-\$18.72
Current Month's Charges	\$20.98

Amount Due by March 06, 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 #: 211036337031

Due Date: March 06, 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 to enroll now.

Amount Due: \$20.98

Payment Amount: \$ _____

689655878990

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.

116896558789902110363370310000000020980

0000023-000057-Page 43 of 86



Service For:
 34583 RANGWOOD DR
 ZEPHYRHILLS, FL 33541

Account #: 211036337031
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	02/09/2026	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
Electric Service Cost		\$20.98

Total Current Month's Charges \$20.98

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

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813-275-3909

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TWO RIVERS WEST CDD
 2306 MORRIS BRIDGE RD
 ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$40.13

Due Date: March 06, 2026

Account #: 211036317181

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$36.46
Payment(s) Received Since Last Statement	-\$36.46
Current Month's Charges	\$40.13

Amount Due by March 06, 2026 \$40.13

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

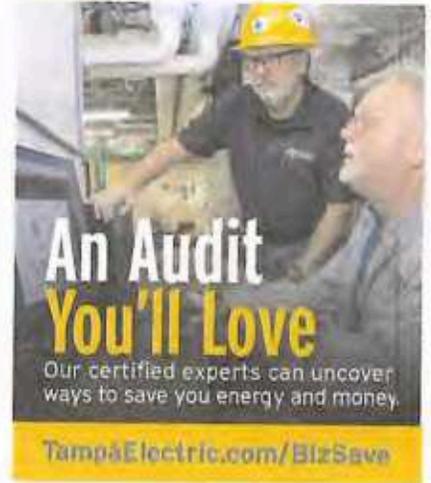
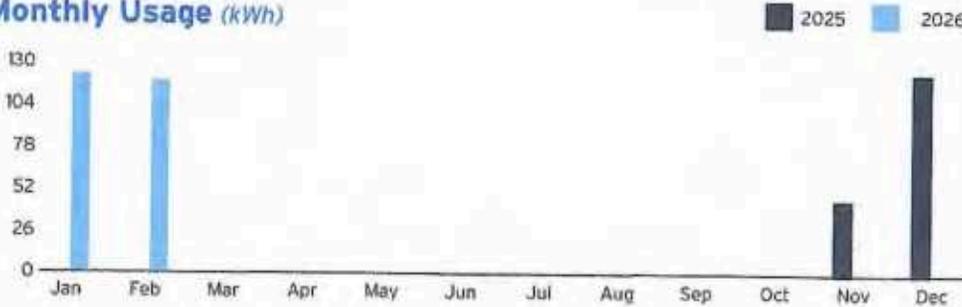
Your Energy Insight

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



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

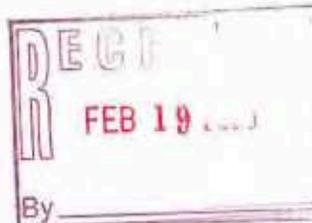
Account #: 211036317181

Due Date: March 06, 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 to enroll now.



Amount Due: \$40.13

Payment Amount: \$ _____

682248537896

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.

1182248537896211036317181000000040137

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Service For:
 2306 MORRIS BRIDGE RD
 ZEPHYRHILLS, FL 33541

Account #: 211036317181
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

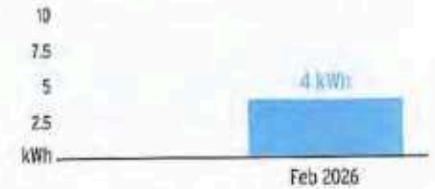
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691156	02/09/2026	478	360		118 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	118 kWh @ \$0.09202/kWh	\$10.86
Fuel Charge	118 kWh @ \$0.03516/kWh	\$4.15
Storm Protection Charge	118 kWh @ \$0.00568/kWh	\$0.67
Clean Energy Transition Mechanism	118 kWh @ \$0.00418/kWh	\$0.49
Storm Surcharge	118 kWh @ \$0.02121/kWh	\$2.50
Florida Gross Receipt Tax		\$1.00
Electric Service Cost		\$40.13

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$40.13

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Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at 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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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
 C/O INFRAMARK
 1841 ARCHING BR
 ZEPHYRHILLS, FL 33541-1724

Statement Date: February 13, 2026

Amount Due: \$22.29

Due Date: March 06, 2026

Account #: 211036592312

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026	
Previous Amount Due	\$21.28
Payment(s) Received Since Last Statement	-\$21.28
Current Month's Charges	\$22.29
Amount Due by March 06, 2026	\$22.29

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.

00003721-0006411-Page 1 of 8

Monthly Usage (kWh)

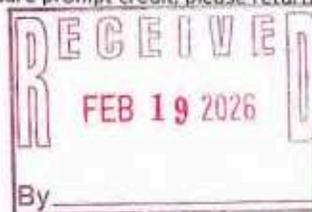


Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BlzSave



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



Account #: 211036592312

Due Date: March 06, 2026

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

Amount Due: \$22.29

Payment Amount: \$ _____

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

614347599655

00003721 FTECO102132823134410 0000 02 01000000 10781 004

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.

1206143475996552110365923120000000022296



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

Account #: 211036592312
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451388	02/09/2026	28	-	20	=	8 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	8 kWh @ \$0.09202/kWh	\$0.74
Fuel Charge	8 kWh @ \$0.03516/kWh	\$0.28
Storm Protection Charge	8 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.29

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$22.29

0000271-0009411-Page 2 of 3

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TWO RIVERS WEST CDD
 1756 VALIER PT
 ZEPHYRHILLS, FL 33541-6756

Statement Date: February 13, 2026

Amount Due: \$32.68

Due Date: March 06, 2026

Account #: 211036089145

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$35.59
Payment(s) Received Since Last Statement	-\$35.59
Current Month's Charges	\$32.68

Amount Due by March 06, 2026 \$32.68

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

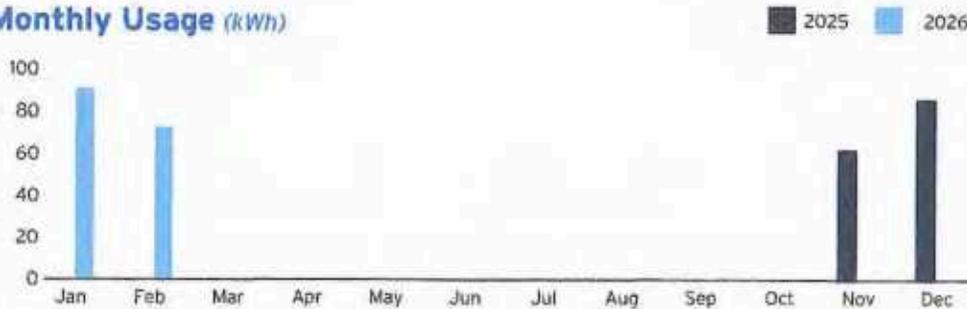
Your Energy Insight

Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211036089145

Due Date: March 06, 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 to enroll now.

Amount Due: \$32.68

Payment Amount: \$ _____

661260948470

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.

12661260948470211036089145000000032686

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Service For:
 1756 VALIER PT
 ZEPHYRHILLS, FL 33541-6756

Account #: 211036089145
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000196051	02/09/2026	308	236	72 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	72 kWh @ \$0.09202/kWh	\$6.63
Fuel Charge	72 kWh @ \$0.03516/kWh	\$2.53
Storm Protection Charge	72 kWh @ \$0.00568/kWh	\$0.41
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh	\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh	\$1.53
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.68

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$32.68

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 Pay by credit Card using KUBRA EZ-Pay at 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
- 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 or 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
 1900 ALCOVE PL
 ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$32.18

Due Date: March 06, 2026

Account #: 211036127242

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$32.34
Payment(s) Received Since Last Statement	-\$32.34
Current Month's Charges	\$32.18

Amount Due by March 06, 2026 \$32.18

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

Your Energy Insight

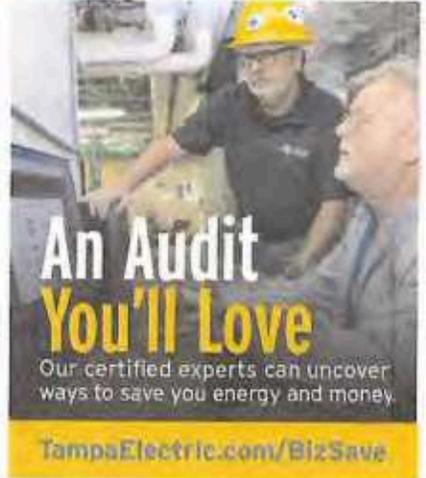
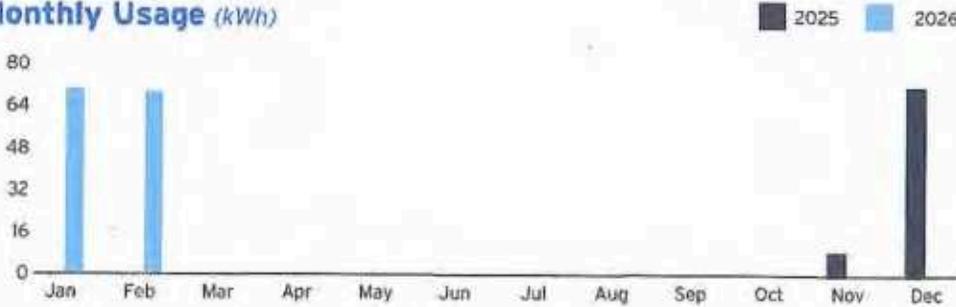
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

0000023-0000575-Page 79 of 88

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211036127242

Due Date: March 06, 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 to enroll now.

Amount Due: \$32.18

Payment Amount: \$ _____

681013978293

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.

124810139782932110361272420000000032188



Service For:
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Account #: 211036127242
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

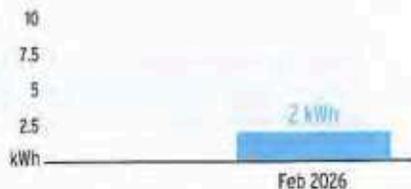
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000255438	02/09/2026	218	149	69 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	69 kWh @ \$0.09202/kWh	\$6.35
Fuel Charge	69 kWh @ \$0.03516/kWh	\$2.43
Storm Protection Charge	69 kWh @ \$0.00568/kWh	\$0.39
Clean Energy Transition Mechanism	69 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	69 kWh @ \$0.02121/kWh	\$1.46
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$32.18

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$32.18

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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-11
- 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: February 13, 2026

Amount Due: \$30.87

Due Date: March 06, 2026

Account #: 211036116740

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$31.22
Payment(s) Received Since Last Statement	-\$31.22
Current Month's Charges	\$30.87

Amount Due by March 06, 2026 \$30.87

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

Your Energy Insight



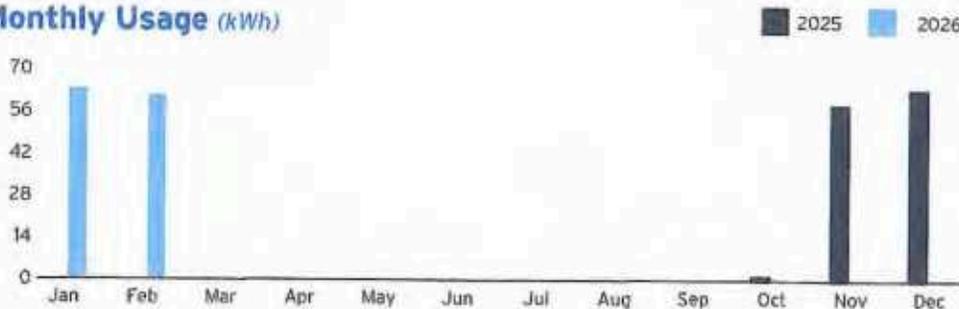
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

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Monthly Usage (kWh)



An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BIzSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211036116740

Due Date: March 06, 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 to enroll now.

Amount Due: \$30.87

Payment Amount: \$ _____

681013978292

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.

12681013978292211036116740000000030875



Service For:
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036116740
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000202991	02/09/2026	251	190	61 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	61 kWh @ \$0.09202/kWh	\$5.61
Fuel Charge	61 kWh @ \$0.03516/kWh	\$2.14
Storm Protection Charge	61 kWh @ \$0.00568/kWh	\$0.35
Clean Energy Transition Mechanism	61 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	61 kWh @ \$0.02121/kWh	\$1.29
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.87

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$30.87

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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one-time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at 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. 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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TampaElectric.com
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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
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$29.10

Due Date: March 06, 2026

Account #: 211036147331

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$30.40
Payment(s) Received Since Last Statement	-\$30.40
Current Month's Charges	\$29.10

Amount Due by March 06, 2026 \$29.10

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

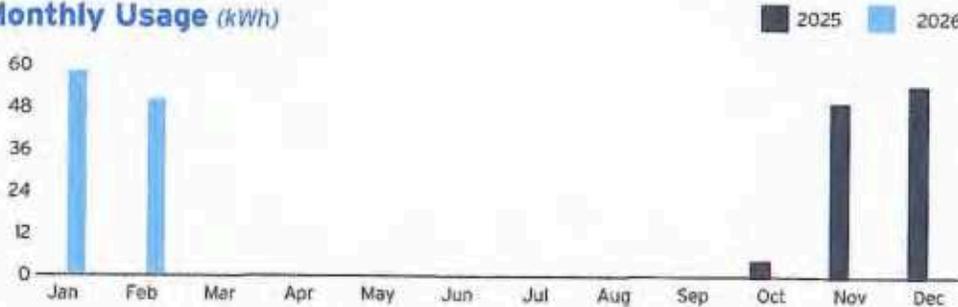
Your Energy Insight

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



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211036147331

Due Date: March 06, 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 to enroll now.

Amount Due: \$29.10

Payment Amount: \$ _____

681013978294

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.

1286810139782942110361473310000000029106

00000023-0000563-Page 55 of 86



Service For:
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036147331
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000693197	02/09/2026	215	165	50 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	50 kWh @ \$0.09202/kWh	\$4.60
Fuel Charge	50 kWh @ \$0.03516/kWh	\$1.76
Storm Protection Charge	50 kWh @ \$0.00568/kWh	\$0.28
Clean Energy Transition Mechanism	50 kWh @ \$0.00418/kWh	\$0.21
Storm Surcharge	50 kWh @ \$0.02121/kWh	\$1.06
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.10

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$29.10

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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Bank Draft
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- 
In-Person
 Find list of Payment Agents at 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. 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
- 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: February 13, 2026

Amount Due: \$20.98

Due Date: March 06, 2026

Account #: 211036089111

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due \$20.98

Payment(s) Received Since Last Statement -\$20.98

Current Month's Charges \$20.98

Amount Due by March 06, 2026 \$20.98

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



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

Account #: 211036089111

Due Date: March 06, 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 to enroll now.

Amount Due: \$20.98

Payment Amount: \$ _____

661260948469

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.

136612609484692110360891110000000020982

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Service For:
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Account #: 21103608911
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691152	02/09/2026	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
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$20.98

00000221-0000565- Page #0 of #6

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
Find list of Payment Agents at 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. 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
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
 1828 TRAILHEAD LN
 ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$61.88

Due Date: March 06, 2026

Account #: 211036166943

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$63.52
Payment(s) Received Since Last Statement	-\$63.52
Current Month's Charges	\$61.88

Amount Due by March 06, 2026 \$61.88

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

Your Energy Insight

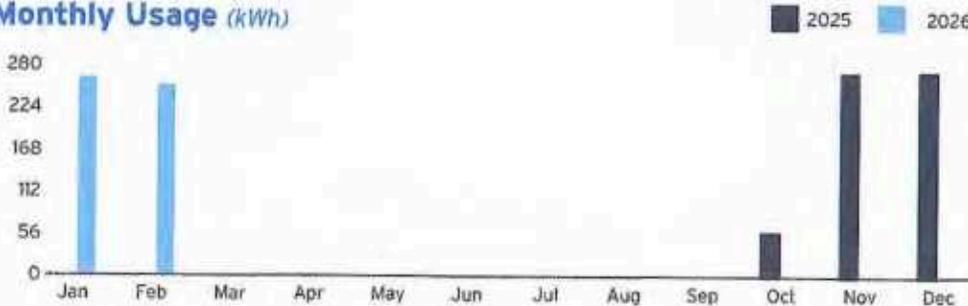
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

0000023-0000557-Page 53 of 86

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211036166943

Due Date: March 06, 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 to enroll now.

Amount Due: \$61.88

Payment Amount: \$ _____

681013978295

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.

132810139782952110361669430000000061880



Service For:
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Account #: 211036166943
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Meter Location: ENTRY GATE

Service Period: Jan 10, 2026 - Feb 09, 2026

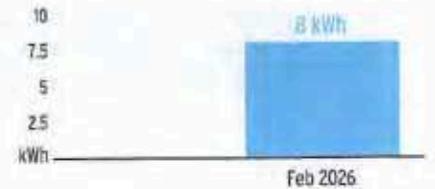
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000424205	02/09/2026	1,184	932	252 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	252 kWh @ \$0.09202/kWh	\$23.19
Fuel Charge	252 kWh @ \$0.03516/kWh	\$8.86
Storm Protection Charge	252 kWh @ \$0.00568/kWh	\$1.43
Clean Energy Transition Mechanism	252 kWh @ \$0.00418/kWh	\$1.05
Storm Surcharge	252 kWh @ \$0.02121/kWh	\$5.34
Florida Gross Receipt Tax		\$1.55
Electric Service Cost		\$61.88

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$61.88

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
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TWO RIVERS WEST CDD
1664 N MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$23.54

Due Date: March 06, 2026

Account #: 211036287970

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$22.83
Payment(s) Received Since Last Statement	-\$22.83
Current Month's Charges	\$23.54

Amount Due by March 06, 2026 \$23.54

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)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211036287970

Due Date: March 06, 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 to enroll now.

Amount Due: \$23.54

Payment Amount: \$ _____

682248537894

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.

134 6822485378942110362879700000000023544



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

Account #: 211036287970
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

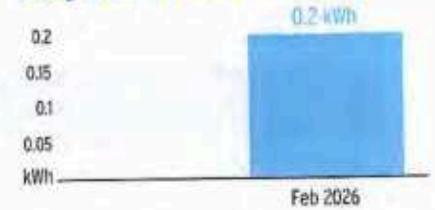
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
2000106667	02/09/2026	6	1	5 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	5 kWh @ \$0.09202/kWh	\$0.46
Fuel Charge	5 kWh @ \$0.03516/kWh	\$0.18
Storm Protection Charge	5 kWh @ \$0.00568/kWh	\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.81
State Tax		\$1.73
Total Electric Cost, Local Fees and Taxes		\$23.54

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$23.54

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mall 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. 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
- 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
 2047 TWO RIVERS BV
 ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$34.93

Due Date: March 06, 2026

Account #: 211036297391

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$31.52
Payment(s) Received Since Last Statement	-\$31.52
Current Month's Charges	\$34.93

Amount Due by March 06, 2026 \$34.93

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

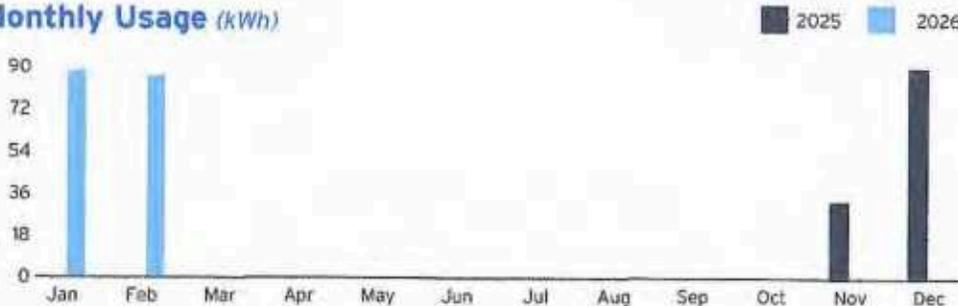
Your Energy Insight

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



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211036297391

Due Date: March 06, 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 to enroll now.

Amount Due: \$34.93

Payment Amount: \$ _____

682248537895

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.

136 6822485378952110362973910000000034933

0000023-0000507-Page 23 of 86



Service For:
2047 TWO RIVERS BV
ZEPHYRHILLS, FL 33541

Account #: 211036297391
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

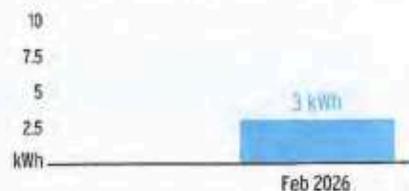
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000201739	02/09/2026	351	265	86 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	86 kWh @ \$0.09202/kWh	\$7.91
Fuel Charge	86 kWh @ \$0.03516/kWh	\$3.02
Storm Protection Charge	86 kWh @ \$0.00568/kWh	\$0.49
Clean Energy Transition Mechanism	86 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	86 kWh @ \$0.02121/kWh	\$1.82
Florida Gross Receipt Tax		\$0.87
Electric Service Cost		\$34.93

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$34.93

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Phone
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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: February 13, 2026

Amount Due: \$81.05

Due Date: March 06, 2026

Account #: 211034856834

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$78.73
Payment(s) Received Since Last Statement	-\$78.73
Current Month's Charges	\$81.05

Amount Due by March 06, 2026 \$81.05

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

Your Energy Insight

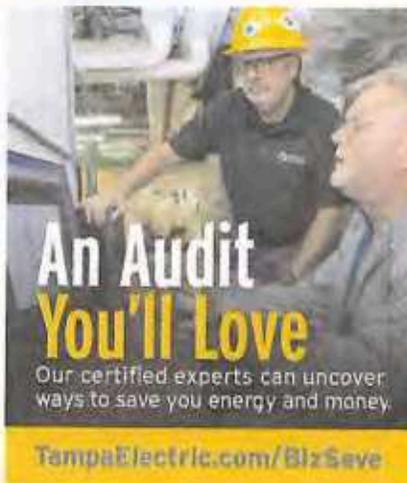
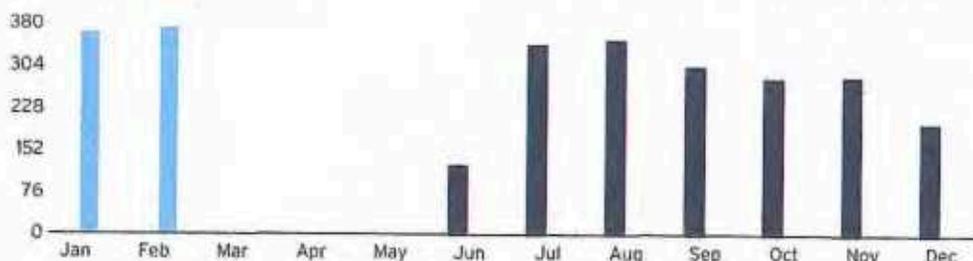


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211034856834

Due Date: March 06, 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 to enroll now.

Amount Due: \$81.05

Payment Amount: \$ _____

688421310621

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:
 35037 BIG HAWK DR
 ZEPHYRHILLS, FL 33541-1712

Account #: 211034856834
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000939675	02/09/2026	2,787	2,417	370 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	370 kWh @ \$0.09202/kWh	\$34.05
Fuel Charge	370 kWh @ \$0.03516/kWh	\$13.01
Storm Protection Charge	370 kWh @ \$0.00568/kWh	\$2.10
Clean Energy Transition Mechanism	370 kWh @ \$0.00418/kWh	\$1.55
Storm Surcharge	370 kWh @ \$0.02121/kWh	\$7.85
Florida Gross Receipt Tax		\$2.03
Electric Service Cost		\$81.05

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$81.05

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 Toll Free: **866-689-6469**
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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
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$31.69

Due Date: March 06, 2026

Account #: 211035125395

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$32.02
Payment(s) Received Since Last Statement	-\$32.02
Current Month's Charges	\$31.69

Amount Due by March 06, 2026 \$31.69

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

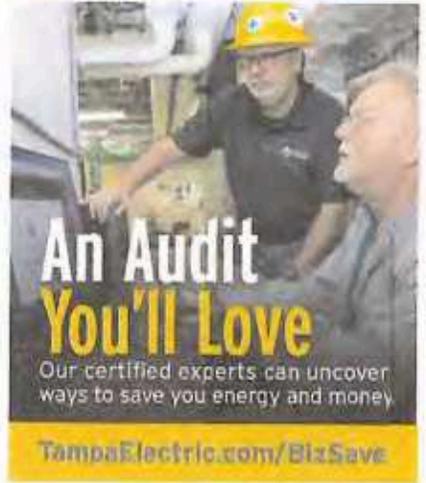
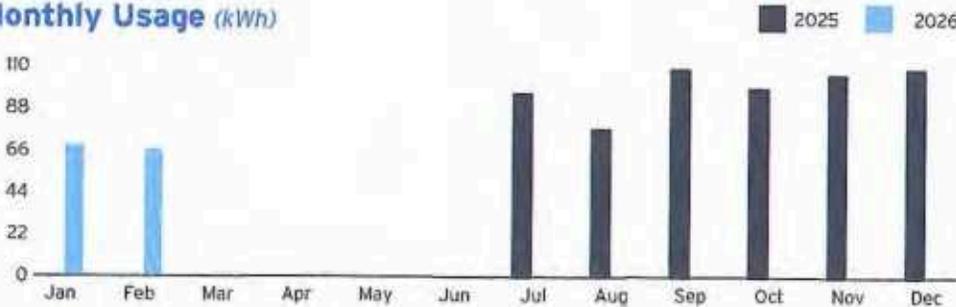
Your Energy Insight

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



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211035125395

Due Date: March 06, 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 to enroll now.

Amount Due: \$31.69

Payment Amount: \$ _____

631631491461

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: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000939709	02/09/2026	900	834	66 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	66 kWh @ \$0.09202/kWh	\$6.07
Fuel Charge	66 kWh @ \$0.03516/kWh	\$2.32
Storm Protection Charge	66 kWh @ \$0.00568/kWh	\$0.37
Clean Energy Transition Mechanism	66 kWh @ \$0.00418/kWh	\$0.28
Storm Surcharge	66 kWh @ \$0.02121/kWh	\$1.40
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.69

Total Current Month's Charges \$31.69

00000021-0000548-Page 28 of 86

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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 P.O. Box 31318
 Tampa, FL 33631-3318
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- 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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Amount Due: \$35.11

Due Date: March 06, 2026

Account #: 211034856826

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$34.37
Payment(s) Received Since Last Statement	-\$34.37

Current Month's Charges	\$35.11
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Amount Due by March 06, 2026	\$35.11
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

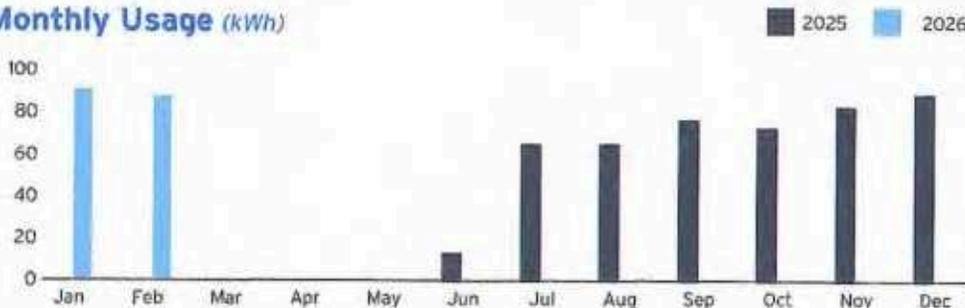
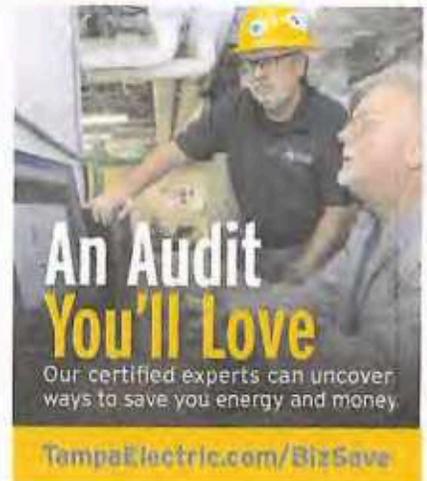


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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

Account #: 211034856826

Due Date: March 06, 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 to enroll now.

Amount Due: \$35.11

Payment Amount: \$ _____

688421310620

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.

142 6884213106202110348568260000000035117



Service For:
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Account #: 211034856826
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000933946	02/09/2026	641	554	87 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	87 kWh @ \$0.09202/kWh	\$8.01
Fuel Charge	87 kWh @ \$0.03516/kWh	\$3.06
Storm Protection Charge	87 kWh @ \$0.00568/kWh	\$0.49
Clean Energy Transition Mechanism	87 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	87 kWh @ \$0.02121/kWh	\$1.85
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.11

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$35.11

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TWO RIVERS WEST CDD
1745 FALLON PASS
ZEPHYRHILLS, FL 33541-6755

Statement Date: February 13, 2026

Amount Due: \$36.74

Due Date: March 06, 2026

Account #: 211035174120

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$37.22
Payment(s) Received Since Last Statement	-\$37.22
Current Month's Charges	\$36.74

Amount Due by March 06, 2026 \$36.74

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

Your Energy Insight

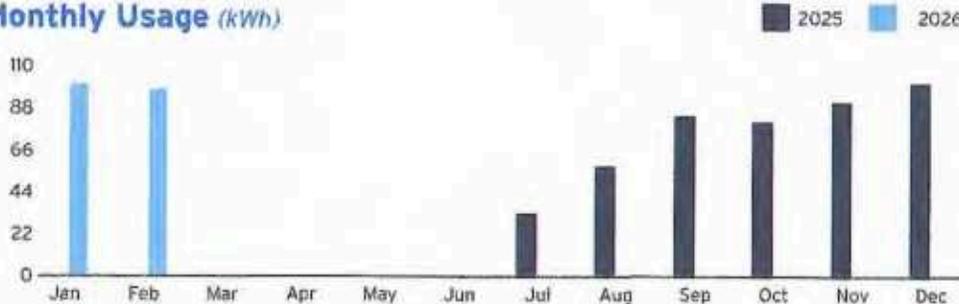


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



An Audit You'll Love
Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 211035174120

Due Date: March 06, 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 to enroll now.

Amount Due: \$36.74

Payment Amount: \$ _____

631631491464

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:
1745 FALLON PASS
ZEPHYRHILLS, FL 33541-6755

Account #: 211035174120
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Meter Location: SIGN LIGHTING

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000931228	02/09/2026	647	550	97 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	97 kWh @ \$0.09202/kWh	\$8.93
Fuel Charge	97 kWh @ \$0.03516/kWh	\$3.41
Storm Protection Charge	97 kWh @ \$0.00568/kWh	\$0.55
Clean Energy Transition Mechanism	97 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	97 kWh @ \$0.02121/kWh	\$2.06
Florida Gross Receipt Tax		\$0.92
Electric Service Cost		\$36.74

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$36.74

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Amount Due: \$38.51

Due Date: March 06, 2026

Account #: 211035097206

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$38.98
Payment(s) Received Since Last Statement	-\$38.98
Current Month's Charges	\$38.51

Amount Due by March 06, 2026 \$38.51

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

Your Energy Insight

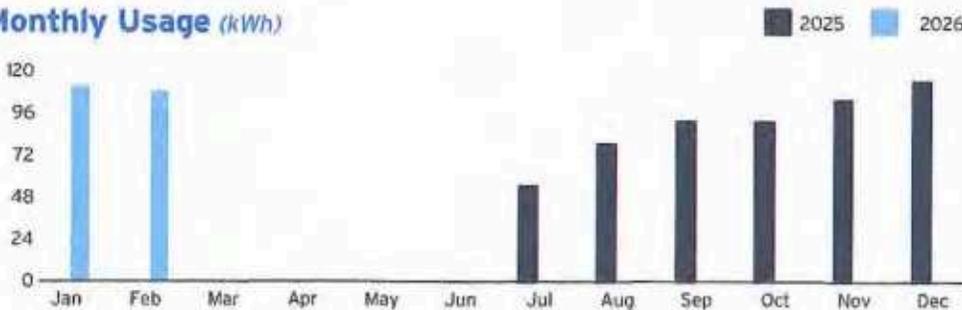
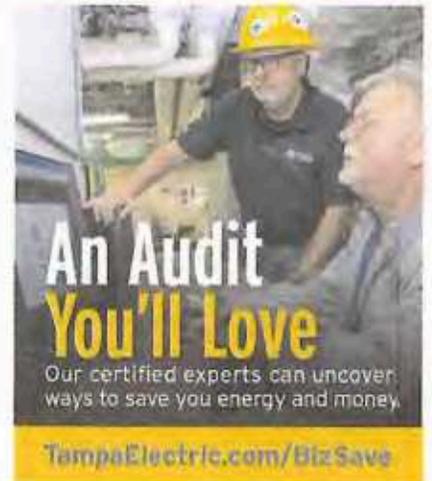


Your average daily kWh used was **25% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

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TampaElectric.com/BizSave

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

Account #: 211035097206

Due Date: March 06, 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 to enroll now.

Amount Due: \$38.51

Payment Amount: \$ _____

631631491460

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.

146 6316314914602110350972060000000038512



Service For:
 1861 DRUMMOND PT
 MAIL KIOSK, ZEPHYRHILLS, FL 33541-6691

Account #: 211035097206
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

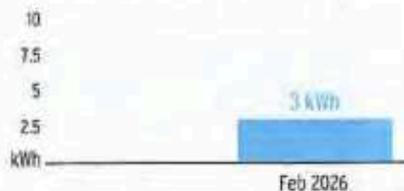
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000916314	02/09/2026	1,120	1,012	108 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	108 kWh @ \$0.09202/kWh	\$9.94
Fuel Charge	108 kWh @ \$0.03516/kWh	\$3.80
Storm Protection Charge	108 kWh @ \$0.00568/kWh	\$0.61
Clean Energy Transition Mechanism	108 kWh @ \$0.00418/kWh	\$0.45
Storm Surcharge	108 kWh @ \$0.02121/kWh	\$2.29
Florida Gross Receipt Tax		\$0.96
Electric Service Cost		\$38.51

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$38.51

For more information about your bill and understanding your charges, please visit TampaElectric.com

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 Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
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 Tampa, FL 33631-3318
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Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
 Toll Free:
866-689-6469

All Other Correspondences:
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 P.O. Box 111
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Online:
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Phone:
Commercial Customer Care:
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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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Amount Due: \$43.55

Due Date: March 06, 2026

Account #: 211035184756

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$34.78
Payment(s) Received Since Last Statement	-\$34.78
Current Month's Charges	\$43.55

Amount Due by March 06, 2026 \$43.55

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

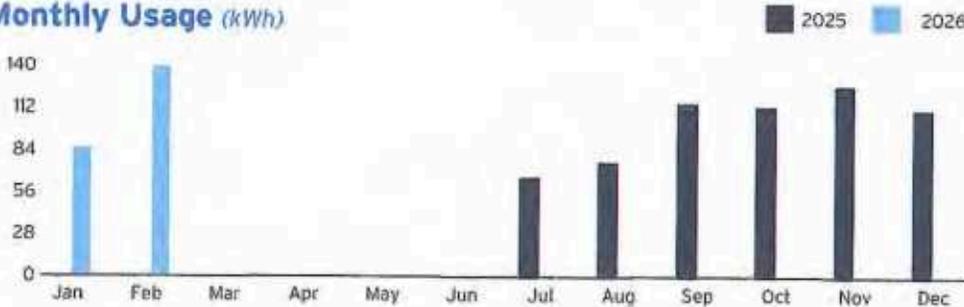
Your Energy Insight

 Your average daily kWh used was **33.33% higher** than it was in your previous period.



Scan here to view your account online.

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: March 06, 2026

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Amount Due: \$43.55

Payment Amount: \$ _____

631631491465

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.

146316314914652110351847560000000043550



Service For:
 35644 BIG HAWK DR
 MP, ZEPHYRHILLS, FL 33541-1713

Account #: 211035184756
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Meter Location: METER POLE

Service Period: Jan 10, 2026 - Feb 09, 2026

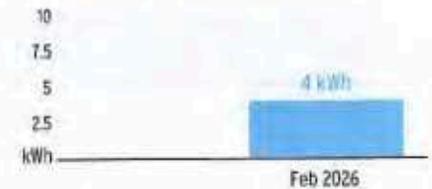
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000944138	02/09/2026	871	732	139 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	139 kWh @ \$0.09202/kWh	\$12.79
Fuel Charge	139 kWh @ \$0.03516/kWh	\$4.89
Storm Protection Charge	139 kWh @ \$0.00568/kWh	\$0.79
Clean Energy Transition Mechanism	139 kWh @ \$0.00418/kWh	\$0.58
Storm Surcharge	139 kWh @ \$0.02121/kWh	\$2.95
Florida Gross Receipt Tax		\$1.09
Electric Service Cost		\$43.55

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$43.55

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Ways To Pay Your Bill

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
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 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:** 866-832-6249
- Commercial Customer Care:** 813-223-0800 (Hillsborough)
- Residential Customer Care:** 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
 2483 SUTTONSET TRL
 ZEPHYRHILLS, FL 33541

Statement Date: February 13, 2026

Amount Due: \$37.70

Due Date: March 06, 2026
Account #: 211035135774

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026	
Previous Amount Due	\$38.03
Payment(s) Received Since Last Statement	-\$38.03
Current Month's Charges	\$37.70
Amount Due by March 06, 2026 \$37.70	

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

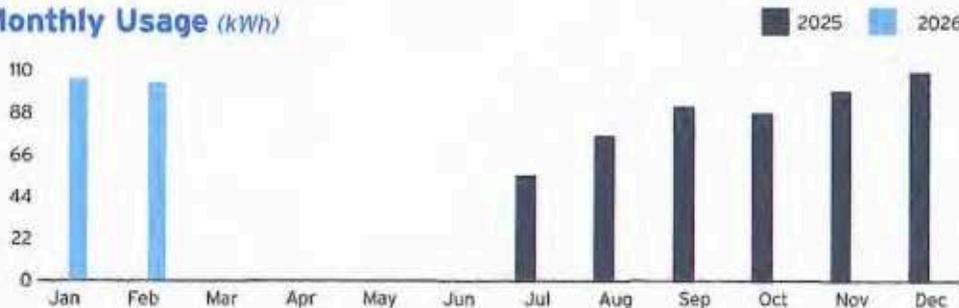
Your Energy Insight

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



Scan here to view your account online.

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: March 06, 2026

Pay your bill online at TampaElectric.com

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$37.70

Payment Amount: \$ _____

631631491462

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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0000023-00005-03-Page 15 of 88



Service For:
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Account #: 211035135774
Statement Date: February 13, 2026
Charges Due: March 06, 2026

Meter Read

Meter Location: MAIL KIOSK

Service Period: Jan 10, 2026 - Feb 09, 2026

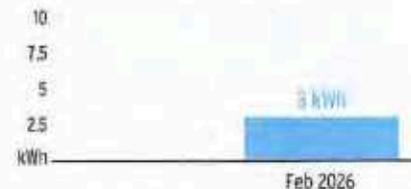
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916374	02/09/2026	928	825		103 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	103 kWh @ \$0.09202/kWh	\$9.48
Fuel Charge	103 kWh @ \$0.03516/kWh	\$3.62
Storm Protection Charge	103 kWh @ \$0.00568/kWh	\$0.59
Clean Energy Transition Mechanism	103 kWh @ \$0.00418/kWh	\$0.43
Storm Surcharge	103 kWh @ \$0.02121/kWh	\$2.18
Florida Gross Receipt Tax		\$0.94
Electric Service Cost		\$37.70

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$37.70

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For more information about your bill and understanding your charges, please visit TampaElectric.com

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free:
866-689-6469
- All Other Correspondences:**
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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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Amount Due: \$33.82

Due Date: March 06, 2026

Account #: 211035150245

Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$33.64
Payment(s) Received Since Last Statement	-\$33.64
Current Month's Charges	\$33.82

Amount Due by March 06, 2026 \$33.82

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

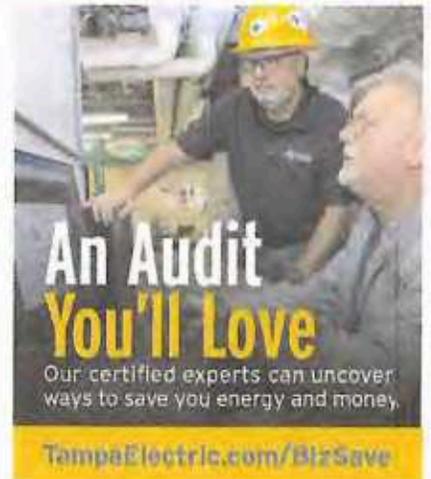
Your Energy Insight



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

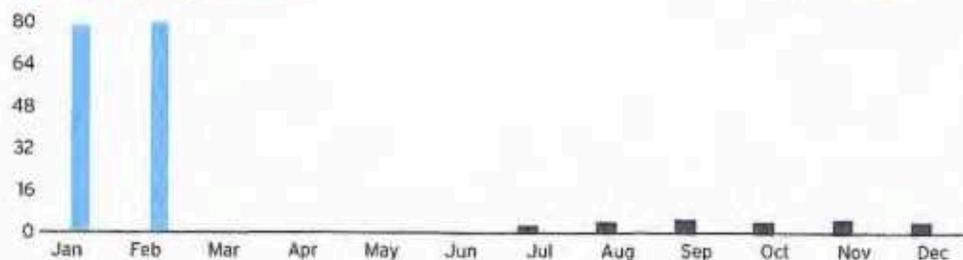


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Monthly Usage (kWh)



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

Account #: 211035150245

Due Date: March 06, 2026



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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$33.82

Payment Amount: \$ _____

631631491463

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.

152 6316314914632110351502450000000033824



Service For:
 35191 COLSTRIP TRL
 KIOSK, ZEPHYRHILLS, FL 33541-6754

Account #: 211035150245
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000944085	02/09/2026	176	97	79 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	79 kWh @ \$0.09202/kWh	\$7.27
Fuel Charge	79 kWh @ \$0.03516/kWh	\$2.78
Storm Protection Charge	79 kWh @ \$0.00568/kWh	\$0.45
Clean Energy Transition Mechanism	79 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	79 kWh @ \$0.02121/kWh	\$1.68
Florida Gross Receipt Tax		\$0.85
Electric Service Cost		\$33.82

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$33.82

For more information about your bill and understanding your charges, please visit TampaElectric.com

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

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00000223 0002045- Page 21 of 86



TWO RIVERS WEST CDD
 C/O INFRAMARK
 35037 BIG HAWK DR, B
 ZEPHYRHILLS, FL 33541-1712

Statement Date: February 13, 2026

Amount Due: \$20.98

Due Date: March 06, 2026

Account #: 211035858003

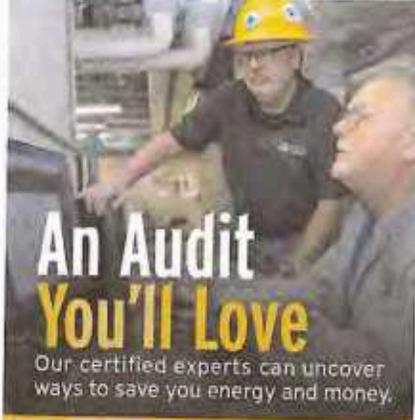
Account Summary

Current Service Period: January 10, 2026 - February 09, 2026	
Previous Amount Due	\$20.98
Payment(s) Received Since Last Statement	-\$20.98
Current Month's Charges	\$20.98
Amount Due by March 06, 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 #: 211035858003

Due Date: March 06, 2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$20.98

Payment Amount: \$ _____

669902875774

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.

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00000721-6009413-Page 5 of 8



Service For:
 35037 BIG HAWK DR
 B, ZEPHYRHILLS, FL 33541-1712

Account #: 211035858003
 Statement Date: February 13, 2026
 Charges Due: March 06, 2026

Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	02/09/2026	12	12		0 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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

Total Current Month's Charges \$20.98

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

00003721-0008413-Page 6 of 8

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- Mail A Check**
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 P.O. Box 31318
 Tampa, FL 33631-3318
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TWO RIVERS WEST CDD
 COLSTON AVE/TRAILHEAD LN, TWORVRPHD4
 ZEPHYRHILLS, FL 33541

Statement Date: February 19, 2026

Amount Due: \$2,838.56

Due Date: March 12, 2026

Account #: 221009530827

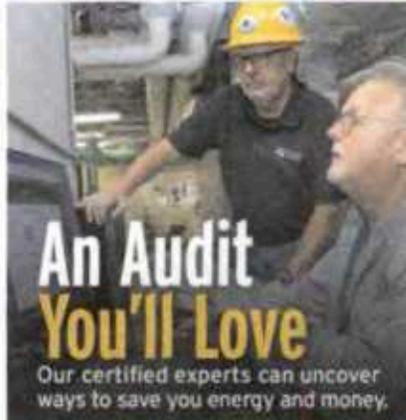
Account Summary

Current Service Period: January 15, 2026 - February 13, 2026	
Previous Amount Due	\$2,838.56
Payment(s) Received Since Last Statement	-\$2,838.56
Current Month's Charges	\$2,838.56
Amount Due by March 12, 2026	\$2,838.56

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 #: 221009530827

Due Date: March 12, 2026

 **Pay your bill online at TampaElectric.com** FEB 23 2026
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 Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,838.56

Payment Amount: \$ _____

643977123300

00004716 FTeco102192623144010 00000 02 01000000 11521 002

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.

156 6439771233002210095308270000002838560

00004716-0010208-Page 1 of 4





Service For:
 COLSTON AVE/TRAILHEAD LN
 TWORVRPHD4, ZEPHYRHILLS, FL 33541

Account #: 221009530827
Statement Date: February 19, 2026
Charges Due: March 12, 2026

Service Period: Jan 15, 2026 - Feb 13, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
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
Lighting Charges		\$2,838.56

Total Current Month's Charges **\$2,838.56**

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

00004718-00102026-Page 2 of 4

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- 

Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- 

In-Person
 Find list of Payment Agents at 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. 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
- 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 or 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 may 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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 2/18/2026 10:20

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 2/18/2026 10:20

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

Invoice 1219



BILL TO
 Two Rivers West
 C/o Inframark
 2005 Pan Am Cir Suite 300
 Tampa FL 33607

DATE 01/25/2026	PLEASE PAY \$6,903.00	DUE DATE 02/24/2026
---------------------------	--	-------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Gutters/curbing	8200 linear feet of curbing along Two Rivers Blvd. will be pressure washed. (Highlighted in red)	8,200	0.59	4,838.00
	Gutters/curbing	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
	Asphalt cleaning	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)		325.00	325.00

Checks can be sent to 1735 Rumar Ln Holiday, FL 34691
 A little over half of the curbing was bid to be pressure washed, and the rest would be rinsed with pressure to remove debris and dirt. After cleaning, it was realized most of it needed to be pressure washed. About 90% of the curbing was pressure washed.

Note: It may be beneficial to see what other types of mulch can be used in the future, because the black mulch in the mulch beds leaves a black stain.

SUBTOTAL	6,903.00
TAX	0.00
TOTAL	6,903.00

TOTAL DUE \$6,903.00

THANK YOU.







(352) 428-7519





Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 2/18/2026 10:20

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 2/18/2026 10:20

INVOICE

SALVA TREE CUTTING SERVICE
36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to
Two Rivers West CDD
2005 Pan Am Circle, suite 300
Tampa fl 33607

Ship to
Two Rivers West CDD
2005 Pan Am Circle, suite 300
Tampa fl 33607

Invoice details

Invoice no.: 1028
Terms: Net 15
Invoice date: 02/23/2026
Due date: 03/10/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Winnett Cir Wesley Chapel, FL 33543 United States Tree removal	1	\$1,550.00	\$1,550.00

Total **\$1,550.00**

Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

"SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM."

INVOICE

SALVA TREE CUTTING SERVICE
36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to
Two Rivers West CDD
2005 Pan Am Circle, suite 300
Tampa fl 33607

Ship to
Two Rivers West CDD
2005 Pan Am Circle, suite 300
Tampa fl 33607

Invoice details

Invoice no.: 1027
Terms: Net 15
Invoice date: 02/23/2026
Due date: 03/10/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Winnett Cir Wesley Chapel, FL 33543 United States Tree removal	1	\$1,500.50	\$1,500.50

Total **\$1,500.50**

Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

"SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM."

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: February 17, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 2/18/2026 10:20



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

8052927
270366000
01/23/2026
Duffy, Leanne M
(407)-835-3807

Two Rivers West Community Development District
ATTN Brian Lamb
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607

United States
**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 REVENUE FUND**

Invoice Number: 8052927
Account Number: 270366000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 270366000
Invoice # 8052927
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8052927
Invoice Date: 01/23/2026
Account Number: 270366000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

**TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2022 REVENUE FUND**

Accounts Included 270366000 270366001 270366002 270366003 270366004 270366005
In This Relationship: 270366006 270366007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 01/01/2026 - 12/31/2026				\$3,950.00
Incidental Expenses 01/01/2026 to 12/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



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Two Rivers West

COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle Suite 300 – Tampa, FL 33607
 (954) 603-0034

INVOICE

DATE: October 8, 2025
INVOICE #: TRW11-2022
DUE DATE: UPON RECEIPT

BILL TO:
 Taylor Morrison

REMIT TO:
 US Bank
 Per Wire Instructions Below

Description	Total														
Fiscal Year 2026 Annual CDD Debt Service Assessment:															
Taylor Morrison ownership (Series 2023 Bonds):															
<u>Product Type</u>	<u>No. Units</u>														
Single-Family 50'	88														
Single-Family 60'	83														
	171														
<u>Per-Unit Net Assessment</u>	<u>Total Annual Assessments</u>														
\$1,624.32	\$142,940.16														
\$1,949.56	\$161,813.48														
	\$304,753.64														
TOTAL ANNUAL DEBT SERVICE OBLIGATION, prorated for April 10, 2025, closings	\$170,328.06														
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2" style="text-align: left;">WIRING INSTRUCTIONS</th> </tr> </thead> <tbody> <tr> <td colspan="2">US Bank must receive funds prior to 10:30 A.M. CST to ensure DTCC receives funds prior to their same day settlement deadline of 2:00 P.M. CST. Any payments received by DTCC after the 2:00 P.M. deadline will be allocated the next day.</td> </tr> <tr> <td>ABA:</td> <td>091000022</td> </tr> <tr> <td>BBK:</td> <td>U.S. Bank N.A.</td> </tr> <tr> <td>A/C:</td> <td>180121167365</td> </tr> <tr> <td>BNF:</td> <td>U.S. Bank Trust N.A.</td> </tr> <tr> <td>GBI:</td> <td>TWORIVERSWCDD23</td> </tr> </tbody> </table>		WIRING INSTRUCTIONS		US Bank must receive funds prior to 10:30 A.M. CST to ensure DTCC receives funds prior to their same day settlement deadline of 2:00 P.M. CST. Any payments received by DTCC after the 2:00 P.M. deadline will be allocated the next day.		ABA:	091000022	BBK:	U.S. Bank N.A.	A/C:	180121167365	BNF:	U.S. Bank Trust N.A.	GBI:	TWORIVERSWCDD23
WIRING INSTRUCTIONS															
US Bank must receive funds prior to 10:30 A.M. CST to ensure DTCC receives funds prior to their same day settlement deadline of 2:00 P.M. CST. Any payments received by DTCC after the 2:00 P.M. deadline will be allocated the next day.															
ABA:	091000022														
BBK:	U.S. Bank N.A.														
A/C:	180121167365														
BNF:	U.S. Bank Trust N.A.														
GBI:	TWORIVERSWCDD23														
TOTAL Balance Due	\$170,328.06														

Two Rivers West

COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle Suite 300 – Tampa, FL 33607
 (954) 603-0034

INVOICE

DATE: November 21, 2025
INVOICE #: TRWFY2026OM-TM
DUE DATE: *December 1, 2025*

BILL TO:

Taylor Morrison
 Jacob Goodall <JGoodall@taylormorrison.com>
 Kayleigh Crickenberger <KCrickenberger@taylormorrison.com>

REMIT TO:

Two Rivers West CDD
 Attn: Teresa Farlow
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607

Description				Total
Fiscal Year 2026 Annual CDD Operation and Maintenance Assessment:				
Taylor Morrison ownership				
<u>Product Type</u>	<u>No. Units</u>	<u>Per-Unit Net Assessment</u>	<u>Total Annual Assessments</u>	
Single-Family 50'	88	\$1,357.04	\$119,419.56	
Single-Family 60'	83	\$1,628.45	\$135,161.07	
	171		\$254,580.62	
TOTAL ANNUAL FY2026 OPERATION and MAINTENANCE OBLIGATION				\$254,580.62
50% Due December 1, 2025				\$127,290.31
Assessment Payment Schedule:				
<i>** going forward is due October 1</i>	\$127,290.31	due December 1, 2025		
	\$63,645.16	due February 1, 2026		
	\$63,645.16	due April 1, 2026		
Assessment Administrative Fee				\$63.65
TOTAL Balance Due				\$127,353.96

Sowani, Natasha

From: Burgess, Brenda
Sent: Wednesday, February 18, 2026 3:33 PM
To: Corrin Godlevske
Cc: Matt Sawyer; Yi, Hanna; Sowani, Natasha; Cooper, Jayna; MPiendel@taylormorrison.com
Subject: RE: Meeting Request
Attachments: TRW FY26 Off-Roll Billing TM O&M.pdf; TRW FY26 Off-Roll Billing TM DS2023.pdf

Hi everyone,

I confirmed all 171 lots were levied on the tax roll, and were also billed directly to Taylor Morrison, invoices attached. We continue to receive tax collector funds, and both these invoices were paid in November 2025: O&M through a check deposited in the general fund, and debt through a wire to the trust account.

It is appropriate to refund these two invoices to Taylor Morrison in the amounts noted on the invoices.

Thanks, and I want to express again our apologies for the duplication and error.
Brenda

Brenda L Burgess

Brenda L. Burgess, Finance Supervisor
Inframark
Office: 407-566-2018
Mobile: 940-488-3460
bburgess@inframark.com



From: Burgess, Brenda <bburgess@inframark.com>
Sent: Wednesday, February 18, 2026 3:15 PM
To: Corrin Godlevske <CGodlevske@taylormorrison.com>
Cc: Matt Sawyer <masawyer@taylormorrison.com>; Yi, Hanna <hyi@inframark.com>; Sowani, Natasha <Natasha.Sowani@inframark.com>; Cooper, Jayna <Jayna.Cooper@inframark.com>; MPiendel@taylormorrison.com
Subject: RE: Meeting Request

Hi everyone,

Thanks for the meeting on such short notice this afternoon.

As a recap for Natasha and Jayna, we direct billed Taylor Morrison for O&M and debt for 171 units in October. It appears we also levied these 171 parcels on the tax roll in September. I will confirm receipt of payment from the direct billings and also confirm those parcels were levied on the tax roll, which monies we will receive from the tax collector. Once I have confirmed those two things, we will initiate a refund for those payments, probably in separate checks: one for O&M from the general fund, and a separate one for the debt assessment.

Thanks so much for initiating the conversation and the phone call, and I'll keep everyone posted as we proceed through this process.

Brenda

Brenda L Burgess

Brenda L. Burgess, Finance Supervisor

Inframark

Office: 407-566-2018

Mobile: 940-488-3460

bburgess@inframark.com



From: Sowani, Natasha <Natasha.Sowani@inframark.com>

Sent: Wednesday, February 18, 2026 2:56 PM

To: Burgess, Brenda <bburgess@inframark.com>; Corrin Godlevske <CGodlevske@taylormorrison.com>; Cooper, Jayna <Jayna.Cooper@inframark.com>

Cc: Matt Sawyer <masawyer@taylormorrison.com>; Yi, Hanna <hyi@inframark.com>

Subject: RE: Meeting Request

Great thank you so much Brenda!

Natasha Sowani | Director of Accounting



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

(O) 813.873.7300 ext 106 (M) 813.608.8241

*Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please **do not** reply "to all".*

From: Burgess, Brenda <bburgess@inframark.com>

Sent: Wednesday, February 18, 2026 2:54 PM

To: Sowani, Natasha <Natasha.Sowani@inframark.com>; Corrin Godlevske <CGodlevske@taylormorrison.com>; Cooper, Jayna <Jayna.Cooper@inframark.com>

Cc: Matt Sawyer <masawyer@taylormorrison.com>; Yi, Hanna <hyi@inframark.com>

Subject: RE: Meeting Request

Thanks, Natasha, I'll still call into the meeting and will keep you and Jayna posted if we need anything further.

Brenda L Burgess

Brenda L. Burgess, Finance Supervisor

Inframark

Office: 407-566-2018

TWO RIVERS WEST CDD

DISTRICT CHECK REQUEST

Today's Date 2/10/2026

Payable To Two Rivers West CDD

Total Check Amount \$18,326.48

Check Description Series 2022 FY 26 DS Portion of Tax Collector Distributions
\$10,925.14
201-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions
\$4,646.07
202-103200-1000

Check Description Series 2024 FY 26 DS Portion of Tax Collector Distributions
\$2,755.27
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%

69.21%

Date Received	Amount Received	45.51%	29.92%	17.03%	7.54%	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		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	1171	
1/8/2026	40,403.99	18,389.03	12,087.59	6,878.94	3,048.43	-	TRWEST01082026 01/09/2026	1206	
1/8/2026	2,485.62	1,131.27	743.62	423.19	187.54	-	TRWEST01082026 INT 01/09/2026	1206	Interest
2/10/2026	36,518.40	16,620.59	10,925.14	6,217.40	2,755.27	-	TRWEST02102026		
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TOTAL	3,266,284.13	1,486,706.77	977,099.40	556,058.36	246,419.58	#####			
Net Total on Roll	4,715,645.01	\$ 2,146,227.78	\$ 1,410,770.96	\$ 802,856.89	\$ 355,789.38				
Collection Surplus / (Deficit)	(1,452,076.79)	(660,882.57)	(434,415.18)	(247,221.72)	(109,557.34)	#####			

*Two Rivers West
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of February 28, 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	
ASSETS										
Cash in Bank	\$ 1,539,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,539,681
Cash in Transit	297,682	-	-	-	-	-	-	-	-	297,682
Accounts Receivable - Off-Roll	127,290	161,577	-	16,827	-	-	-	-	-	305,494
Due From Developer	34,289	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	-	-	340,656	-	-	-	1,169	-	-	341,825
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,094	-	-	-	-	2,094
Acquisition & Construction Account	-	-	-	-	1,789	1,202	29,780	-	-	32,771
Interest Account	-	-	-	-	682,123	-	-	-	-	682,123
Prepayment Account	-	1,870	-	-	-	-	-	-	-	1,870
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	1,042,005	599,836	763,757	-	-	-	-	-	2,405,598
Prepaid Items	1,064	-	-	-	-	-	-	-	-	1,064
Deposits - Electric	580	-	-	-	-	-	-	-	-	580
Deposits - Water	11,703	-	-	-	-	-	-	-	-	11,703
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	-	-	-	-	-	-	-	-	43,421,505	43,421,505
TOTAL ASSETS	\$ 2,021,167	\$ 1,925,296	\$ 1,355,980	\$ 2,063,175	\$ 686,006	\$ 1,202	\$ 30,949	\$ 40,218,733	\$ 48,650,000	\$ 96,952,508
LIABILITIES										
Accounts Payable	\$ 224,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	224,881
Accounts Payable - Other	5,200	-	-	-	-	-	-	-	-	5,200
Bonds Payable	-	-	-	-	-	-	-	-	(20,000)	(20,000)
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	338,735	468	-	1,624	-	-	-	-	-	341,825
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
TOTAL LIABILITIES	569,816	468	-	1,624	-	-	-	-	48,650,000	49,221,906

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of February 28, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2023	SERIES 2024	SERIES 2022	SERIES 2023	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		(PROJECT) DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	(PROJECT) CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES										
Nonspendable:										
Prepaid Items	1,064	-	-	-	-	-	-	-	-	1,064
Restricted for:										
Debt Service	-	1,924,830	1,355,980	2,061,551	-	-	-	-	-	5,342,361
Capital Projects	-	-	-	-	686,006	1,202	30,949	-	-	718,157
Unassigned:	1,450,287	-	-	-	-	-	-	40,218,733	-	41,669,020
TOTAL FUND BALANCES	1,451,351	1,924,830	1,355,980	2,061,551	686,006	1,202	30,949	40,218,733	-	47,730,602
TOTAL LIABILITIES & FUND BALANCES	\$ 2,021,167	\$ 1,925,290	\$ 1,355,980	\$ 2,063,175	\$ 686,006	\$ 1,202	\$ 30,949	\$ 40,218,733	\$ 48,650,000	\$ 96,952,508

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 13,272	\$ 13,272	0.00%
Special Assmnts- Tax Collector	-	1,486,633	1,486,633	0.00%
Special Assmnts- CDD Collected	3,157,059	926,696	(2,230,363)	29.35%
Developer Estimated Contribution	-	200,495	200,495	0.00%
Other Miscellaneous Revenues	-	2,099	2,099	0.00%
TOTAL REVENUES	3,157,059	2,629,195	(527,864)	83.28%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ - Construction Accounting	6,000	1,500	4,500	25.00%
ProfServ - Dissemination Agent/Reporting	5,000	7,917	(2,917)	158.34%
ProfServ - Field Management	16,000	6,667	9,333	41.67%
ProfServ - Technology Data Storage	600	250	350	41.67%
ProfServ - Recording Secretary	2,400	1,000	1,400	41.67%
Trustees Fees	6,500	10,286	(3,786)	158.25%
District Counsel	15,000	14,045	955	93.63%
District Engineer	12,500	3,726	8,774	29.81%
ProfServ - Administration	4,500	1,875	2,625	41.67%
ProfServ - District Management	25,000	10,417	14,583	41.67%
ProfServ - Accounting Services	9,000	4,750	4,250	52.78%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	48	452	9.60%
ProfServ - Rental and Leases	600	250	350	41.67%
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	2,083	2,917	41.66%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	500	700	41.67%
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%
Total Administration	293,659	85,041	208,618	28.96%
<u>Utility Services</u>				
Electric Utility Services	500,000	162,455	337,545	32.49%
Water/Waste	85,000	28,592	56,408	33.64%
Total Utility Services	585,000	191,047	393,953	32.66%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Aquatics - Contract	157,000	67,495	89,505	42.99%
Irrigation Maintenance & Repairs	60,000	860	59,140	1.43%
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	462,509	1,337,491	25.69%
Landscaping - Plant Replacement Program	100,000	21,475	78,525	21.48%
Storm Cleanup Contingency	35,000	6,903	28,097	19.72%
Dog Station Service & Supplies	2,400	-	2,400	0.00%
Total Other Physical Environment	2,278,400	598,205	1,680,195	26.26%
TOTAL EXPENDITURES	3,157,059	874,293	2,282,766	27.69%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,754,902	1,754,902	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(303,551)		
FUND BALANCE, ENDING		\$ 1,451,351		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 19,314	\$ 19,314	0.00%
Special Assmnts- Tax Collector	-	977,180	977,180	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%
TOTAL REVENUES	1,439,688	1,320,203	(119,485)	91.70%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	80,000	20,000	60,000	25.00%
Interest Expense	671,531	581,269	90,262	86.56%
Total Debt Service	751,531	601,269	150,262	80.01%
TOTAL EXPENDITURES	751,531	601,269	150,262	80.01%
Excess (deficiency) of revenues Over (under) expenditures	688,157	718,934	30,777	104.47%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
TOTAL FINANCING SOURCES (USES)	688,157	-	(688,157)	0.00%
Net change in fund balance	<u>\$ 688,157</u>	<u>\$ 718,934</u>	<u>\$ (1,345,537)</u>	<u>104.47%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,205,896		
FUND BALANCE, ENDING		<u>\$ 1,924,830</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 13,140	\$ 13,140	0.00%
Special Assmnts- Tax Collector	-	556,175	556,175	0.00%
Special Assmnts- CDD Collected	-	489,789	489,789	0.00%
TOTAL REVENUES	-	1,059,104	1,059,104	0.00%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	160,000	(160,000)	0.00%
Interest Expense	-	334,741	(334,741)	0.00%
Total Debt Service	-	494,741	(494,741)	0.00%
TOTAL EXPENDITURES	-	494,741	(494,741)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	564,363	564,363	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		791,617		
FUND BALANCE, ENDING		\$ 1,355,980		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 25,130	\$ 25,130	0.00%
Special Assmnts- Tax Collector	-	246,296	246,296	0.00%
Special Assmnts- CDD Collected	-	379,145	379,145	0.00%
TOTAL REVENUES	-	650,571	650,571	0.00%
EXPENDITURES				
Debt Service				
Interest Expense	-	511,963	(511,963)	0.00%
Total Debt Service	-	511,963	(511,963)	0.00%
TOTAL EXPENDITURES	-	511,963	(511,963)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	138,608	138,608	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,922,943		
FUND BALANCE, ENDING		\$ 2,061,551		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 10,200	\$ 10,200	0.00%
TOTAL REVENUES	-	10,200	10,200	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	10,200	10,200	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		675,806		
FUND BALANCE, ENDING		<u>\$ 686,006</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 18	\$ 18	0.00%
TOTAL REVENUES	-	18	18	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	18	18	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,184		
FUND BALANCE, ENDING		<u>\$ 1,202</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 443	\$ 443	0.00%
TOTAL REVENUES	-	443	443	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	443	443	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		30,506		
FUND BALANCE, ENDING		<u>\$ 30,949</u>		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906
Statement No. 02-26

Statement Date 02/28/26

G/L Account No. 101002 Balance at 02/28/26	1,539,680.54	Statement Balance	1,542,011.97
Positive Adjustments	0.00	Outstanding Deposits	297,682.02
Subtotal	1,539,680.54	Subtotal	1,839,693.99
Negative Adjustments	0.00	Outstanding Checks	-300,013.45
Ending G/L Balance	1,539,680.54	Ending Balance	1,539,680.54

Warning! Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/03/2025		JE001025	Loan Repayment	Loan Repayment	8,179.17	8,179.17	0.00
02/10/2026		JE001145	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	36,518.40	36,518.40	0.00
02/20/2026		JE001147	Accounts Receivable - Off-Roll	Taylor Morrison - ACH #202602200007746 - TRW11 -2022 FY2026 Debt Service O	170,328.06	170,328.06	0.00
02/28/2026		JE001148	Interest - Investments	Interest Income	3,970.93	3,970.93	0.00
Total Deposits					218,996.56	218,996.56	0.00
Checks							
11/03/2025		JE001025	Loan Repayment	Loan Repayment	-8,179.17	-8,179.17	0.00
01/21/2026		1213	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
01/27/2026		1218	PASCO COUNTY UTILITIES	Check for Vendor V00031	-142.30	-142.30	0.00
01/27/2026		1219	STANTEC CONSULTING	Check for Vendor V00020	-3,726.25	-3,726.25	0.00
01/28/2026		1220	TAMPA ELECTRIC	Check for Vendor V00047	-470.32	-470.32	0.00
01/28/2026		1221	TAMPA ELECTRIC	Check for Vendor V00047	-216.83	-216.83	0.00
01/28/2026		1222	TAMPA ELECTRIC	Check for Vendor V00047	-313.97	-313.97	0.00
01/29/2026		1223	PASCO COUNTY UTILITIES	Check for Vendor V00031	-2,129.08	-2,129.08	0.00
01/29/2026		1224	TAMPA ELECTRIC	Check for Vendor V00047	-2,838.56	-2,838.56	0.00
01/29/2026		1225	PASCO COUNTY UTILITIES	Check for Vendor V00031	-673.26	-673.26	0.00
01/29/2026		1226	PASCO COUNTY UTILITIES	Check for Vendor V00031	-906.37	-906.37	0.00
01/29/2026		1227	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,843.25	-1,843.25	0.00
02/03/2026		1228	NICHOLAS J. DISTER	Check for Vendor V00010	-400.00	-400.00	0.00
02/04/2026		1230	TAMPA ELECTRIC	Check for Vendor V00047	-193.11	-193.11	0.00
02/05/2026		1232	TAMPA ELECTRIC	Check for Vendor V00047	-29,604.66	-29,604.66	0.00
02/06/2026		JE001144	Cash in Transit	Wire Transfer from Valley to	-224,845.72	-224,845.72	0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 02-26

Statement Date 02/28/26

Date	Check No.	Vendor	Description	Debit	Credit	Balance
02/09/2026	1233	TAMPA ELECTRIC	Check for Vendor V00047	-2,238.53	-2,238.53	0.00
02/11/2026	1234	TWO RIVERS WEST CDD	Check for Vendor V00009	-18,326.48	-18,326.48	0.00
02/13/2026	1235	TAMPA ELECTRIC	Check for Vendor V00047	-19.79	-19.79	0.00
02/13/2026	1236	U.S. BANK	Check for Vendor V00032	-4,256.13	-4,256.13	0.00
02/19/2026	1237	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
02/19/2026	1241	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
02/26/2026	1248	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
Total Checks				-302,123.78	-302,123.78	0.00

Outstanding Checks

11/13/25	Payment	1126	PGP TITLE OF FLORIDA, INC.	Check for Vendor V00057	-268.69
02/03/26	Payment	1229	RYAN MOTKO	Check for Vendor V00016	-400.00
02/19/26	Payment	1239	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
02/19/26	Payment	1240	RYAN MOTKO	Check for Vendor V00016	-200.00
02/26/26	Payment	1243	PASCO COUNTY UTILITIES	Check for Vendor V00031	-145.42
02/26/26	Payment	1244	TAMPA ELECTRIC TAYLOR	Check for Vendor V00047	-556.87
02/26/26	Payment	1245	MORRISON OF FLORIDA, INC.	Check for Vendor V00062	-297,682.02
02/26/26	Payment	1246	TAMPA ELECTRIC	Check for Vendor V00047	-349.15
02/26/26	Payment	1247	TAMPA ELECTRIC	Check for Vendor V00047	-211.30
Total Outstanding Checks					-300,013.45

Outstanding Deposits

02/20/26	JE001146	Special Assmnts- CDD Collected	Wire Ref #20260220J1Q5040C001186	297,682.02
Total Outstanding Deposits				297,682.02

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001								
001	1228	02/03/26	NICHOLAS J. DISTER	ND-071525	BOARD 7/15/25	Supervisor Fees	511100-51301	\$200.00
001	1228	02/03/26	NICHOLAS J. DISTER	ND-081925	BOARD 8/19/25	Supervisor Fees	511100-51301	\$200.00
001	1229	02/03/26	RYAN MOTKO	RM-071525	BOARD 7/15/25	Supervisor Fees	511100-51301	\$200.00
001	1229	02/03/26	RYAN MOTKO	RM-081925	BOARD 8/19/25	Supervisor Fees	511100-51301	\$200.00
001	1230	02/04/26	TAMPA ELECTRIC	2210096023748 011526	SERVICE 12/10/25 - 01/09/26	Electric Utility Services	543006-53150	\$193.11
001	1232	02/05/26	TAMPA ELECTRIC	012726-221009418668	ELECTRIC 12/19/25-01/21/26	ELECTRIC	543006-53150	\$22,325.74
001	1232	02/05/26	TAMPA ELECTRIC	012726-221009544216	ELECTRIC 12/19/25-01/21/26	ELECTRIC	543006-53150	\$6,584.39
001	1232	02/05/26	TAMPA ELECTRIC	012726-221009593866	ELECTRIC 12/19/25-01/21/26	ELECTRIC	543006-53150	\$694.53
001	1233	02/09/26	TAMPA ELECTRIC	012826-221009604051	ELECTRIC 12/19/25-01/21/26	ELECTRIC	543006-53150	\$2,238.53
001	1235	02/13/26	TAMPA ELECTRIC	020226 221009602378	SERVICE 01/10/26 - 02/01/26	Electric Utility Services	543006-53150	\$19.79
001	1236	02/13/26	U.S. BANK	8052927	TRUSTEE FEES 01/01/26-12/31/26	TRUSTEE FEES	531045-51301	\$3,192.10
001	1236	02/13/26	U.S. BANK	8052927	TRUSTEE FEES 01/01/26-12/31/26	Trustee Fees	155000	\$1,064.03
001	1237	02/19/26	ANGIE GRUNWALD	AG-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1239	02/19/26	NICHOLAS J. DISTER	ND-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1240	02/19/26	RYAN MOTKO	RM-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1241	02/19/26	THOMAS R. SPENCE	TS-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
001	1243	02/26/26	PASCO COUNTY UTILITIES	23934437	WATER 12/30/25-01/28/26	WATER	543021-53150	\$63.99
001	1243	02/26/26	PASCO COUNTY UTILITIES	23934453	WATER 12/30/25-01/28/26	WATER	543021-53150	\$81.43
001	1244	02/26/26	TAMPA ELECTRIC	021126-211035616468	ELECTRIC 01/08/26-02/05/26	ELECTRIC	543006-53150	\$149.48
001	1244	02/26/26	TAMPA ELECTRIC	021326-221009539331	ELECTRIC 01/10/26-02/09/26	ELECTRIC	543006-53150	\$21.63
001	1244	02/26/26	TAMPA ELECTRIC	021326-221009418650	ELECTRIC 01/10/26-02/06/26	ELECTRIC	543006-53150	\$78.77
001	1244	02/26/26	TAMPA ELECTRIC	021326-211037158279	ELECTRIC 02/02/26-02/09/26	ELECTRIC	543006-53150	\$158.73
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001	1245	02/26/26	TAYLOR MORRISON OF FLORIDA, INC.	TM REIMB 02202026	REIMB DEV OVERPAYMENT	REIMB OF DEVELOPER OVERPAYMENT	103200	\$297,682.02
001	1246	02/26/26	TAMPA ELECTRIC	021326-211036116740	ELECTRIC 01/10/26-02/09/26	ELECTRIC	543006-53150	\$30.87
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001	1248	02/26/26	CARLOS DE LA OSSA	CO-021726	BOARD 02/17/26	Supervisor Fees	511100-51301	\$200.00
Fund Total								\$337,056.98

SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201

201	1234	02/11/26	TWO RIVERS WEST CDD	02102026-0210	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2022 FY26 DS	103200	\$10,925.14
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
							Fund Total	\$10,925.14
<hr/>								
SERIES 2023 DEBT SERVICE FUND - 202								
202	1234	02/11/26	TWO RIVERS WEST CDD	02102026-0210	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2023 FY26 DS	103200	\$4,646.07
							Fund Total	\$4,646.07
<hr/>								
SERIES 2024 DEBT SERVICE FUND - 203								
203	1234	02/11/26	TWO RIVERS WEST CDD	02102026-0210	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2024 FY26 DS	103200	\$2,755.27
							Fund Total	\$2,755.27
							Total Checks Paid	\$355,383.46



Down to Earth Landscape & Irrigation

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

Estimate: #140362

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

Electrical outlet trouble shooting
(ryles field)

Estimated Job Start Date

February 11, 2026

Proposed By

Dave Towsley

Due Date

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Electrical repair	Each	1	\$475.00	\$475.00
			Subtotal	\$475.00
			Estimated Tax	\$0.00
			Job Total	\$475.00

- During a recent visit it was discovered that the breaker at Ryles Field and Two Rivers blvd was tripped, after trouble shooting was discovered that the GFI was malfunctioning. Timer was last inspected on 2/4/26, on 2/9/26 it was found to be malfunctioning. After speaking with Arturo, we were asked to handle the repair

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

02/11/2026

Date

Agreed & Accepted By:

Signed by: Rollamay Turkoane 2/11/2026
IF3BE9E795D0415
 Inframark Date

ESTIMATE

SALVA TREE CUTTING SERVICE
36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to
Two Rivers West CDD
2005 Pan Am Circle, suite 300
Tampa fl 33607

Ship to
Two Rivers West CDD
2005 Pan Am Circle, suite 300
Tampa fl 33607

Estimate details

Estimate no.: 2026-08
Estimate date: 02/20/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Winnett Cir Wesley Chapel, FL 33543 United States Tree removal	1	\$1,500.50	\$1,500.50
Total					\$1,500.50

Accepted date
2/23/2026

Accepted by

Signed by:
Kollamay Turkoane
1F38E9E795D0415



Down to Earth Landscape & Irrigation

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

Estimate: #140924

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

February 20, 2026

Proposed By

Dave Towsley

Due Date

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Annual Installation				
Site Prep, Removal, & Disposal (E)				\$225.00
Annuals 4-4.5" - installed (E)	4"	400	\$3.32	\$1,328.00
Blue Daze "Blue My Mind" Installed (E)	1 Gallon Plant	15	\$13.51	\$202.69
Croton Mammy Installed (E)	3 Gallon Plant	8	\$29.83	\$238.64
			Subtotal	\$1,994.33
			Estimated Tax	\$0.00
			Job Total	\$1,994.33

- Seasonal annual removal and installation at the entrance of Two Rivers Blvd.
- Reducing number of annuals, and install a mix of 1 and 3 gallon material. Actually plants may vary from proposal.

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

02/17/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane
1F3BF9E79500415

2/24/2026

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/>.

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 32-26-21-0130-02500-0330

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of _____, 2026 (the "**Effective Date**"), between the **Two Rivers West Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and **Stanley David Dobias and Melissa Anne Dobias** (collectively the "**Landowner**"), whose physical and mailing address is 1894 DRUMMOND POINT, Zephyrhills, Florida 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 33, Block 25, TWO RIVERS PARCEL B3 (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 95, Pages 74-86 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 22.5' (CDD) Drainage and Access Easement (the "**Easement**") on the South-Westerly side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 4-foot-tall black aluminum fence around the back perimeter of the Property (the "**Improvements**"). **PLEASE NOTE that the Improvements may be installed as long as there are gates installed allowing continuous access to the District and its representatives through the Easement.**
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using

sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect until terminated by either party.
 - b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
 - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
 - d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida

with venue in the county in which the District is located.

11. **Attorney's Fees**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURES TO FOLLOW]

Witnesses:

**Two Rivers West
Community Development District**

Print Name: _____
Address: _____

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

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2026, by CARLOS DE LA OSSA, as Chair of the Board of Supervisors of the Two Rivers West Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Print Name

Address

Print Name

Address

Name: STANLEY DAVID DOBIAS
Title: Landowner

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2026, by STANLEY DAVID DOBIAS, the Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Print Name

Address

Print Name

Address

Name: MELISSA ANNE DOBIAS

Title: Landowner

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2026, by MELISSA ANNE DOBIAS, the Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp



TWO RIVERS WEST CDD

FIELD INSPECTION REPORT- MARCH- DOWN TO EARTH

Monday, March 2, 2026

Prepared For Board Of Supervisors

26 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

Scheduled/Monitoring

Not completed/No response

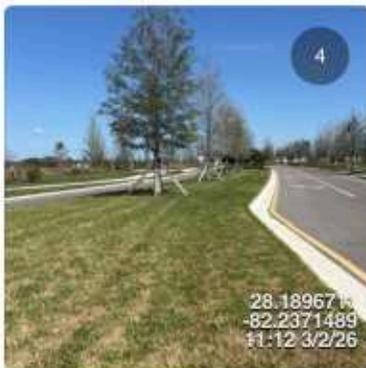
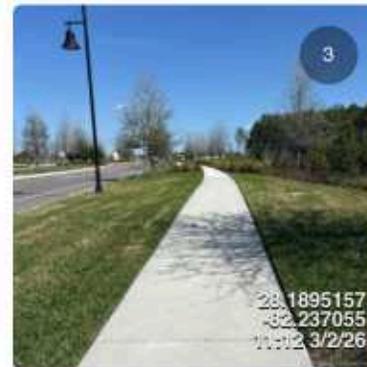
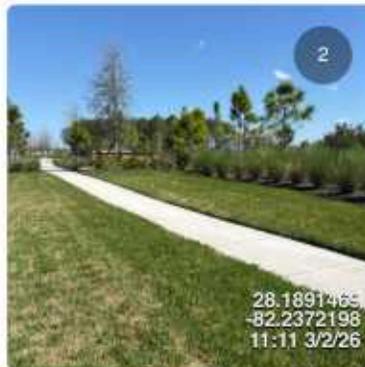
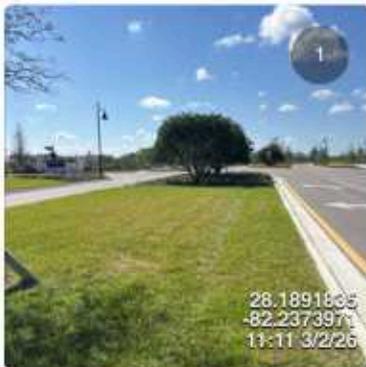
Item 1- 2 Rivers Blvd (Turf)

Assigned To: Down To Earth

Two Rivers Boulevard Turf:

The turf along Two Rivers Boulevard was impacted by the recent cold snap. Down to Earth applied fertilizer a few weeks ago, and the turf is now showing signs of improvement.

Continued monitoring over the next few weeks will ensure that turf health and recovery are progressing as expected.

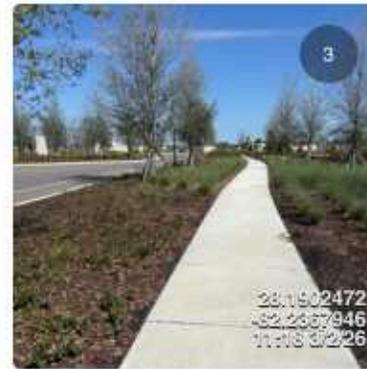
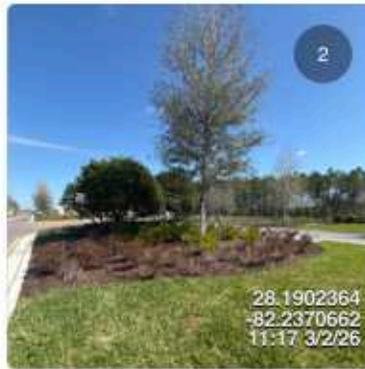


Item 2- 2 Rivers Blvd (Plant Material)

Due By: Tuesday, March 17, 2026

Assigned To: Down To Earth

The trees and plant material along Two Rivers Boulevard are beginning to show new growth following the recent cold snap and seasonal changes. Some plant material was damaged by the cold, while other areas remain healthy and well-maintained. A drive-through was conducted on February 26th to assess which plants will require cutback, which can be preserved, and which may need replacement.

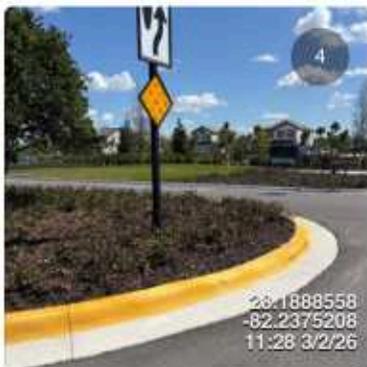


Item 3- 2 Rivers Blvd (Blue Daze & Jasmine)

Due By: Tuesday, March 17, 2026

Assigned To: Down To Earth

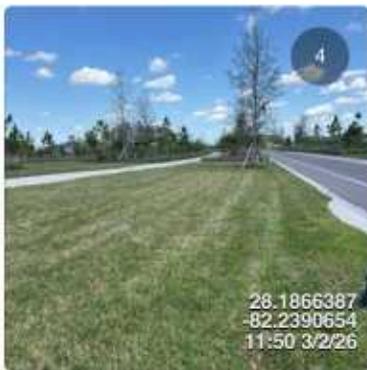
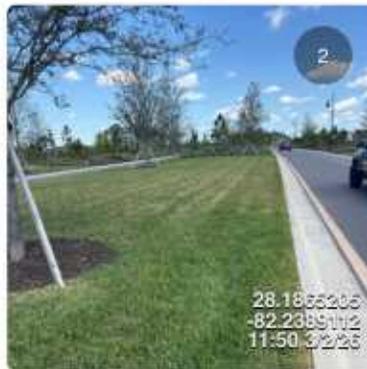
The blue daze along Two Rivers Boulevard sustained significant damage from the recent cold snap, along with the confederate jasmine in some areas. A drive-through was conducted on February 26th to assess conditions. The blue daze will be cut back to encourage new growth and monitored over the next few weeks. If no new growth occurs, replacement will be scheduled.



Item 4- 2 Rivers Blvd (Turf)

Assigned To: [Down To Earth](#)

Additional photos were taken of the turf area along Two Rivers Boulevard, from Wise River Lane and Big Hawk Drive toward the Colston and Two Rivers roundabout. The turf is showing noticeable improvement following fertilization applied a few weeks ago. While some areas sustained damage from the recent cold front and minor localized issues, overall turf health has improved. Continued monitoring will ensure recovery and ongoing maintenance needs are addressed.

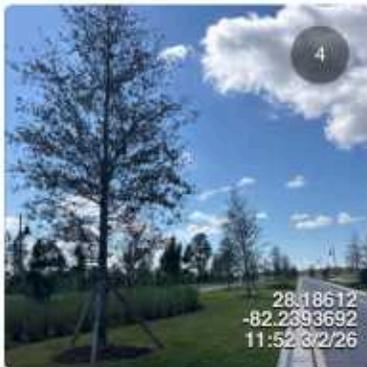
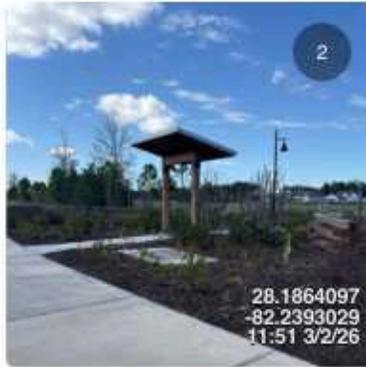


Item 5- 2 Rivers Blvd (Plant Material & Trees)

Due By: Tuesday, March 17, 2026

Assigned To: Down To Earth

Along Two Rivers Boulevard toward the Colston and Two Rivers roundabout, not all plant material was damaged by the recent cold snap. Trees in the area are beginning to green up with new growth, and the blue daze is showing signs of regrowth, which is a positive indication of recovery. Areas that were affected will be monitored over the next few weeks to determine what can be preserved, what will need to be cut back for new growth, and what may require replacement.



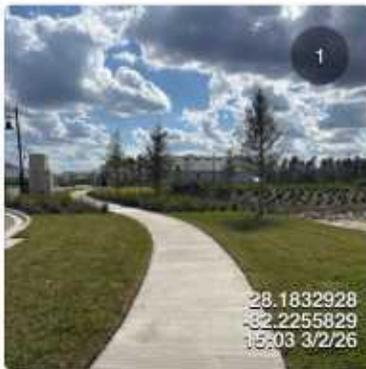
Item 6- Trailhead Ln.

Assigned To: Down To Earth

The plant material and turf at the Hammocks entrance off Trailhead Lane

The turf is showing signs of fertility improvement following the recent application.

Plant material impacted by the recent cold snap will be inspected and evaluated. Any damaged areas will either be cut back to encourage recovery, replaced if necessary, or preserved if viable regrowth is expected.



Item 7- Hammock (Plant Material) Along Colston

Assigned To: Down To Earth

Heading southeast on Colston Avenue, the plant material within the landscape beds did not sustain significant damage from the recent cold snap. However, weeds are present in the beds and should be treated with a selective herbicide.

In the bed closer to the wetland area, one Sabal palm has died and will need to be replaced.

Turf fertility in this section requires improvement. The area will continue to be monitored, and fertilization efforts will be adjusted as needed to promote recovery.

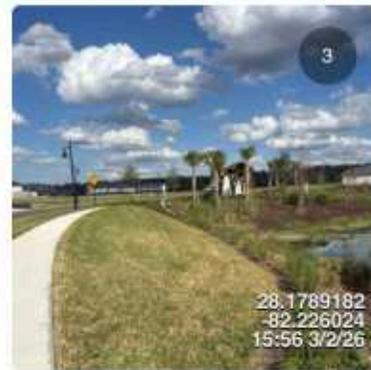
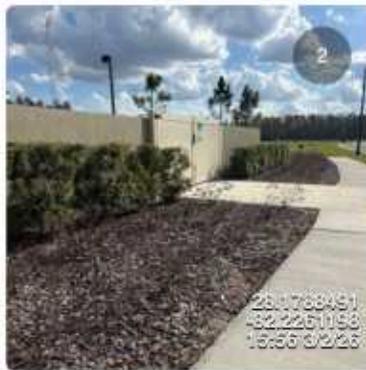


Item 8- Emberview Dr.

Assigned To: Down To Earth

At the pocket parks, lift station, and areas near the mail kiosk, the turf is beginning to show minimal signs of fertility improvement. Firebush plants sustained severe damage from the recent cold snap. A drive-through inspection was conducted to assess which plant material will be replaced, cut back, or preserved.

Ornamental grasses were not severely impacted and are maintaining good condition. Overall, the landscape is recovering, with some plant material requiring intervention while others continue to hold strong.



Item 9- Colston Ave - (Turf)

Due By: Tuesday, March 17, 2026

Assigned To: Juniper

On Colston Avenue, in the juniper section, the turf has shown some fertility improvement; however, certain areas are still struggling. Juniper will continue targeted fertilization applications and monitor irrigation coverage to support further turf recovery.

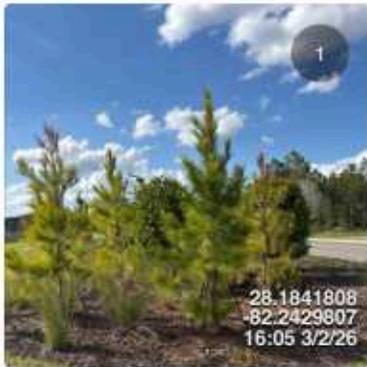


Item 10- Colston Ave (Plant Material)

Due By: Tuesday, March 17, 2026

Assigned To: Juniper

On Colston Avenue, several pine trees are showing yellowing with tips beginning to turn brown. Juniper is aware of this and will be conducting an inspection of irrigation coverage to ensure proper health. The plant material in the juniper section includes recently replaced Liriope and some Coontie palms. The beds in this area are well-maintained and currently free of weeds.



Item 11- Colston Ave - (Turf)

Due By: Tuesday, March 17, 2026

Assigned To: Juniper

At the Colston Avenue Juniper site, recent photos of the turf show that while some areas have made noticeable fertility improvement, there are still large sections that are struggling. Juniper should continue to monitor these areas and apply fertilization as scheduled to support overall turf recovery.



Item 12- Colston Ave (Plant Material)

Due By: Tuesday, March 17, 2026

Assigned To: Juniper

photos were taken of plant material that was severely impacted by the recent cold snap. Juniper will be scheduling removal of all dead material, replacing plants as needed, and pruning back any material that is still viable or expected to recover.

Additionally, several pine trees are showing yellowing, stress, and browning tips. Juniper will continue to monitor these trees and ensure irrigation and care are adequate to support recovery.



Item 13- Colston Ave (Plant Material)

Due By: Tuesday, March 17, 2026

Assigned To: Juniper

At the intersection of Colston Avenue with Wise River Lane and Drummond, the jasmine plants were impacted by the recent cold front. During a drive-through on the 26th, it was determined that the jasmine will be cut back, as it is expected to recover. Any severely damaged plants may be replaced as needed.

Additionally, weeds are present in the beds around the jasmine and should be removed to maintain proper bed health.



Item 14- Colston Ave (Turf)

Due By: Tuesday, March 17, 2026

Assigned To: Juniper

Recent photos of the turf along Colston Avenue show a very small fertility improvement. This area was not impacted by the recent cold snap, but some progress is evident. Juniper will continue to monitor the turf and ensure that proper fertilization is applied to support continued improvement.



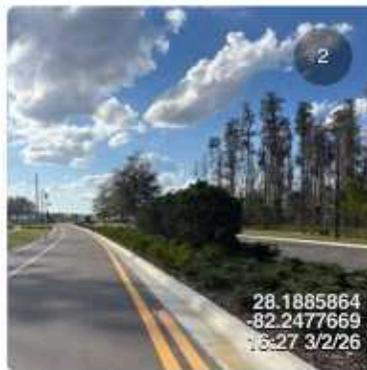
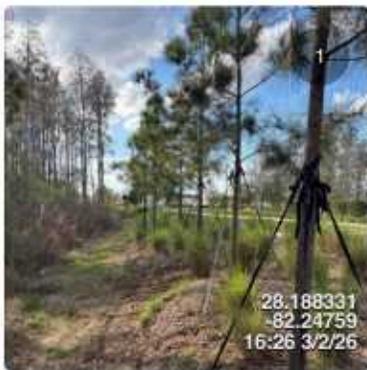
Item 15- Colston Ave (Plant Material)

Due By: Tuesday, March 17, 2026

Assigned To: Juniper

Juniper is maintaining both sides of the entrance near the wetland to clearly separate the wetland from the landscape beds. The center island is well-maintained, with plants appearing green and healthy and sustaining minimal cold snap damage.

Other plant material in the area did sustain damage from the cold snap. Juniper will be pruning back material that is expected to recover, while replacing any plants that will not survive.



Item 16- Pond 101C

Assigned To: Sitex Aquatics

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

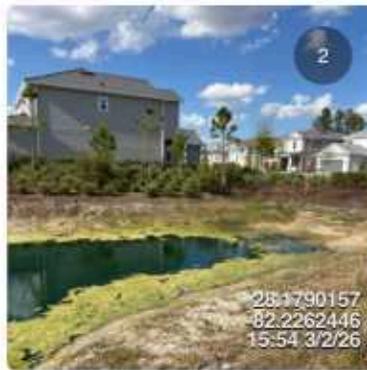
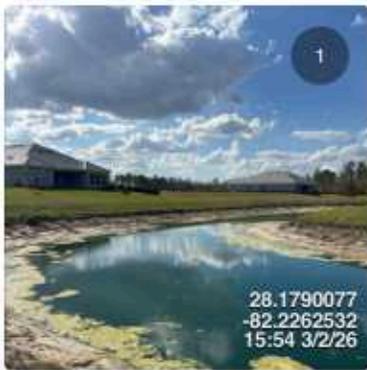


Item 17- Pond 54

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond currently has filamentous algae present and should be treated to eliminate the algae

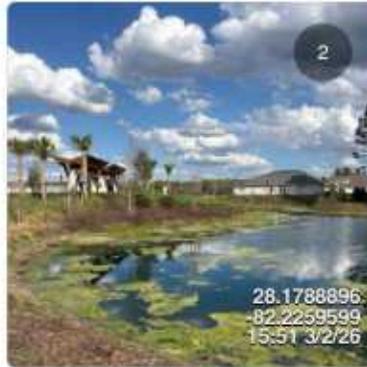
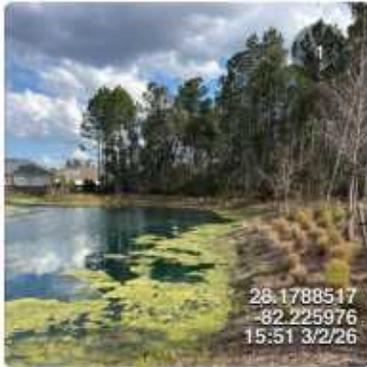


Item 18- Pond 52

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond currently has filamentous algae present and should be treated to eliminate the algae

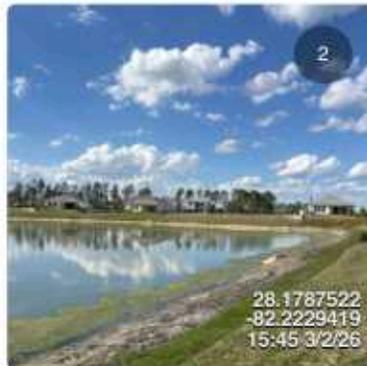
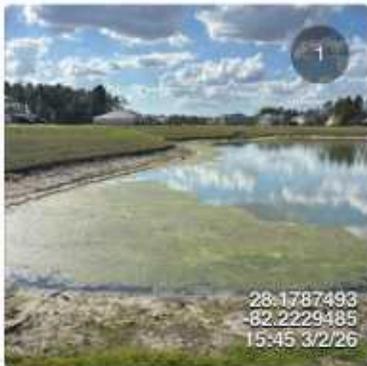


Item 19- Pond 33

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond currently has filamentous algae present and should be treated to eliminate the algae

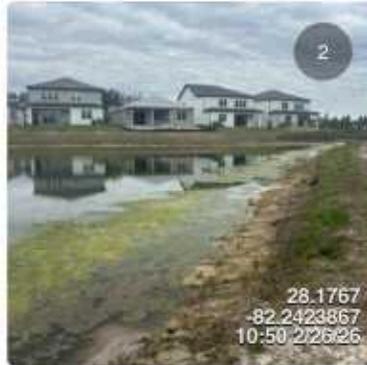


Item 20- Pond 39

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond contains filamentous algae, along with trash and debris present along the shoreline.



Item 21- Pond 37

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond is currently being treated for the brown surface algae. The last treatment was completed on February 23rd. The next treatment is scheduled for the week of March 9th.

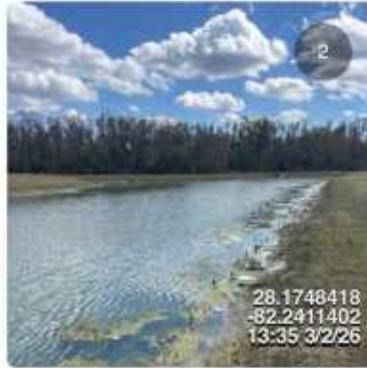


Item 22-Pond 43

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond contains filamentous algae throughout, with accumulation visible along the shoreline. Trash and debris are also present along the water's edge and should be removed to maintain overall site cleanliness and appearance.



Item 23- Pond FPC 26

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae that should be treated to eliminate it.

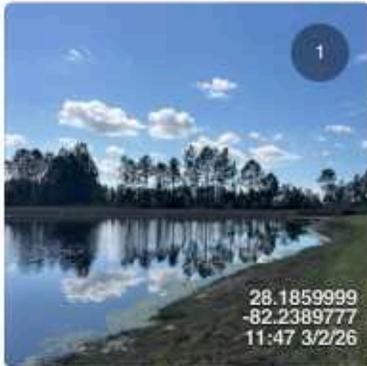


Item 24- Pond 3

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae along the water's edge, extending approximately 1 to 3 feet into the water around the perimeter. Some trash is also present along the edge. Treatment and cleanup should be performed to remove the algae and debris.

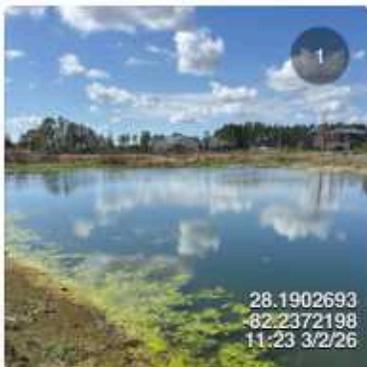


Item 25- Pond 13A

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond currently has a significant presence of filamentous algae and duckweed. Treatment should be performed to eliminate all algae and duckweed from the pond.



Item 26- Pond 13C

Due By: Tuesday, March 17, 2026

Assigned To: Sitex Aquatics

The pond currently has a significant presence of filamentous algae. Treatment should be performed to eliminate all algae.

