TWO RIVER WEST COMMUNITY DEVELOPMENT DISTRICT

FEBRUARY 18, 2025





2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

Two Rivers West Community Development District

Board of Supervisors

District Staff

Carlos de la Ossa, Chair Nicholas Dister, Vice-Chairman Ryan Motko, Assistant Secretary Thomas Spence, Assistant Secretary Mike Rainer, Assistant Secretary Brian Lamb, District Secretary Jayna Cooper, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

Regular Meetings Agenda

Tuesday, February 18, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers West Community Development District will be held on February 18, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; Join the meeting now

- 1. Call to Order/Roll Call
- **2. PUBLIC COMMENTS** (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 3. BUSINESS ITEMS
 - A. Acceptance of Supervisor Rainer's Resignation
 - B. Consideration of Resolution 2025-06, Authorizing Boundary Amendment to the District
 - C. Consideration of Resolution 2025-07, Adopting Parking and Towing Policies
 - D. Acceptance of Drainage Easement CDD to ROERS
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the January 21, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures January 2025
 - C. Acceptance of the Financials and Approval of the Check Register for January 2025
- 5. STAFF REPORTS
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 6. BOARD MEMBERS COMMENTS
- 7. ADJOURNMENT

The next Meeting is scheduled for Tuesday, March 18, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION NO. 2025-06

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Two Rivers West Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to amend the boundaries of the District and to submit a Petition to Amend the Boundaries of the Two Rivers West Community Development District ("Petition") for the area described in Exhibit "A" attached hereto.

NOW THEREFORE, BE IT RESOLVED THAT:

- 1. The Board hereby authorizes and approves of the boundary amendment of the District, and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the Petition to Pasco County, Florida.
- 2. The Board hereby authorizes and directs the Chair, the Vice Chair or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from Pasco County, Florida.
- 3. This Resolution shall be effective as of February 18, 2025.

PASSED AND ADOPTED THIS 18TH DAY OF FEBRUARY, 2025.

ATTEST:	DEVELOPMENT DISTRICT
	<u> </u>
Name:	Carlos de la Ossa
Secretary/Assistant Secretary	Chair of the Board of Supervisors

Exhibit "A"

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICIES REGARDING DISTRICT ROAD PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains the District-owned roads (the "District Roads");

WHEREAS, the Board of Supervisors of the District (the "**Board**") is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Roads if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District Roads may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Pasco County, Florida, to tow unauthorized vehicles from District Roads;

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Road Parking and Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- 1. <u>Incorporation of Recitals</u>. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
- 2. <u>Adoption of Road Parking and Towing Policies</u>. The Board hereby adopts the District Road Parking and Towing Policy attached hereto as **Exhibit "A"**.
- 3. Authorizing the Engagement of an Approved Towing Operator.
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Pasco County regulations, and the Road Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Roads in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

- **4.** Conflicts. This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
- **5.** <u>Severability</u>. If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- 6. <u>Effective Date.</u> This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 18th day of February, 2025

Attest:	Two Rivers West
	Community Development District
Name:	Carlos de la Ossa
Assistant Secretary	Chair of the Board of Supervisors

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

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the "Agreement") is made as of the 21st day of January , 2025, by TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District" or "Grantor"), and OI-RC QOZ ZEPHYRHILLS APARTMENTS LLC, a Delaware limited liability company, whose address is Two Carlson Parkway #400, Plymouth, Minnesota 55447 (together with its successors and assigns, the "Grantee").

- A. Grantor is the owner of Tract B-4, according to the plat of Two Rivers Parcel B3, as described in Plat Book 95, Pages 74-86, as recorded in the Public Records of Pasco County, Florida (the "CDD Property"), which contains a drainage pond and ancillary drainage infrastructure ("Grantor's Drainage Facilities").
- B. Grantee is the owner of that certain real property situated in Pasco County, Florida, which is adjacent to the CDD Property, and which is more particularly described on **Exhibit "A**" attached hereto ("**Grantee's Property**").
- C. Grantee intends to construct a stormwater drainage system on the Grantee's Property and has requested that it be allowed to extend underground piping into the Grantor's Drainage Facilities to allow for stormwater drainage to flow into the Grantor's Drainage Facilities. All stormwater and drainage lines and facilities situated within Grantee's Property or within the Drainage Easement Area that are connected to Grantor's Drainage Facilities shall be hereinafter referred to as "Grantee's Drainage Facilities."
- D. Grantee desires, and Grantor is willing to grant to Grantee, a perpetual, non-exclusive easement for surface water runoff, drainage detention and attenuation over, across, and through a portion of the CDD Property (the "**Drainage Easement Area**"), for the benefit of Grantee's Property, as more particularly set forth herein. A description of the Drainage Easement Area is attached hereto as **Exhibit "B"**.

NOW, THEREFORE, for Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

- 1. <u>Recitals; Exhibits</u>. The above recitals are true and correct and, together with all Exhibits attached hereto, are incorporated herein by this reference.
- 2. <u>Grant of Easement</u>. Subject to the terms and conditions set forth in this Agreement, Grantor, on behalf of itself and its successors and assigns, hereby grants to Grantee, for the benefit of, and appurtenant to Grantee's Property, a perpetual, non-exclusive easement ("Easement") over, in, upon, across, and through the Drainage Easement Area for the purposes of storm and surface water runoff, drainage detention and attenuation from Grantee's Property. The Easement also includes the right of access over, in, upon, across and through the Drainage Easement Area as may be required by Grantee to install, maintain, or repair any of Grantee's Drainage Facilities. Grantor reserves and retains all rights to use the Drainage Easement Area for any purpose which does not unreasonably interfere with Grantee's use of the Easement.
- 3. <u>Grantee's Responsibilities.</u> Grantee, at its sole cost and expense, shall be responsible for servicing, maintaining, repairing, and replacing all of Grantee's Drainage Facilities. Grantee's use of the Easement shall not interfere with the Grantor's use of the Drainage Easement Area. In the event that Grantee requires access to the Drainage Easement Area to perform any repairs or maintenance of Grantee's Drainage Facilities, Grantee shall provide Grantor with ten days' notice unless an emergency situation exists, in which case only reasonable notice shall be required.
- 4. Requirements Regarding Contractors/Subcontractors. Grantee acknowledges and agrees that it shall not allow any unlicensed contractor(s) and/or subcontractor(s) to enter upon the Drainage Easement Area in connection with this Agreement and that it shall require each and every contractor and/or subcontractor entering upon any portion of the Drainage Easement pursuant hereto to keep and maintain general public liability insurance in an amount not less than \$1,000,000.00 per occurrence together with Workers Compensation Insurance meeting or exceeding the applicable statutory minimum limits. Any contractor/subcontractor entering upon the Drainage Easement Area in connection with this Agreement shall deliver to the Grantor proof of insurance as required herein or a certificate evidencing such coverage and naming the Grantor as "Additional Insured" under such policy.
- 5. <u>Compliance with Law</u>. Grantee shall observe and comply with all District rules and policies, which may be adopted and amended from time to time and shall observe and comply with all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. The Grantee will be responsible for any fines or penalties assessed against the District as a result of the Grantee's actions.
- 6. <u>Damage to the Drainage Easement Area.</u> In the event that Grantee causes damage to the Drainage Easement Area, Grantee shall promptly reimburse the District for the cost of restoration to, as nearly practical, the original condition of the Drainage Easement Area.
- 7. <u>Indemnification</u>. Grantee shall and does hereby release, indemnify, defend, and hold harmless Grantor from any and all losses, costs (including attorneys' fees), expenses, claims, liabilities, demands, and causes of action whatsoever arising in connection with, or in any way related to the use and exercise of, the easement rights granted hereby and/or the acts or

omissions of Grantee or the Grantee's parties, excepting any matters arising from Grantor's actions within the Drainage Easement Area.

- 8. <u>Limitation on Governmental Liability</u>. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 9. <u>"As Is" Grant.</u> The Drainage Easement Area is delivered to and accepted by Grantee in its "AS IS" condition and without any warranty or representation, express or implied by Grantor, as to the title thereto or condition or suitability for Grantee's purposes whatsoever, and subject to all pre-existing easements, covenants, restrictions and other matters of record.
- 10. Covenants Running With the Land; Binding Effect. The Easement and the other covenants of the parties set forth in this Agreement shall be deemed appurtenant and a benefit to the Grantee's Property, and a burden against the Drainage Easement Area, and shall constitute covenants running with the land, binding upon, and inuring to the benefit of the respective successors and assigns of the parties. Prior to any conveyance of the Grantee's Property, Grantee shall deliver a copy of this Agreement to any proposed successor in title. In addition, Grantee shall transmit the contact information of any successor in title to the Grantee's Property to the District within thirty days of the conveyance.
- 11. <u>No Third Party Beneficiaries; No Public Dedication</u>. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.
- 12. <u>No Waiver.</u> No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.
- 13. <u>Entire Agreement; Amendment.</u> This Agreement sets forth the entire agreement of the parties with respect to the specific subject matter hereof, and supersedes all prior agreements as to the Easement, and may not be modified, except in writing, executed by both parties hereto, or their respective successors or assigns, and recorded in the Public Records of Pasco County, Florida.
- 14. <u>Severability</u>. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such

provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

- 15. <u>Attorneys' Fees</u>. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including without limitation reasonable attorneys' and paralegals' fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.
- 16. No Violation of Bond Covenants; No Impact on Public Facility. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "Bond Documents"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.
- 17. <u>Notices</u>. All notices, requests, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery services, to the parties at the address listed above. Either party may notify the other party of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees listed above. If the Grantee has any concerns regarding the Drainage Easement Area, they shall notify the District. The District shall provide reasonable notice in the event that District maintenance or repairs in or near the Drainage Easement Area would prevent Grantee's use of the Drainage Easement Area.
- 18. <u>Public Records</u>. The Grantee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law. As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, Florida Statutes, the terms of which are incorporated herein.
- IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT <u>PUBLICRECORDS@INFRAMARK.COM</u>, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.
- 19. <u>Governing Law; Venue</u>. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Pasco County, Florida.

- 20. <u>Authorization</u>. The execution of this Agreement has been duly authorized by the appropriate body or official of the Grantor and the Grantee, both the Grantor and Grantee have complied with all requirements of law, and both the Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.
- 21. <u>Counterparts</u>. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

(Remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year set forth above.

Witnesses	Two Rivers West Community					
/// 9//	Development District					
Wame: John Vericker						
Address: 1510 W Clevel or 15t	Challe to Man					
Name: Cari A. Webster	Chair of the Board of Supervisors					
Address: Tampa, Florida 33606						
	lged before me by means of physical presence on					
	, 2024 by <u>Cclos de la Ossa</u> , as Chair of vers West Community Development District, on					
	personally known to me or \square has produced					
	Notary Public Signature					
	Notary Public State of Florida Carl Allen Webster My Commission HH 580927 Expires 8/11/2028					
	Notary Stamp					

Witnesses	OI-RC QUZ ZEPHYRHILLS
CA Rana	APARTMENTS LLC, a Delaware limited
yline Baca	liability company
Name: Elma Baca	
Address: 121 W. Wacker Drive, Suite 10	JD
Chicago, 16 60611	76/129
Letiera Ransom	
Letter Kingsom	Name: MCV. ckar
Name: Lotine Lomos	Title: Secretage Constant
Address: 121 W. WACKER DR	
Chicago II. 606/1	
STATE OF ILLINOIS	
COUNTY OF CNK	
The foregoing instrument was acknowled	lged before me by means of physical presence on
January 21, 2025 b	y Michael McVickar, as Secretary & General Cou.
of OI-RC QOZ ZEPHYRHILLS APART	TMENTS LLC, on behalf of the company, who is
personally known to me or \square has produced	as identification.
	OljaW.).
	Notary Laplic Signature IAL SEAL
	MOZNHOL MALA
	Notary Public, State of Illinois Commission No. 988858
	My Commission Expires March 28, 2028
	THAT OF ZU, ZUZO
	Notary Stamp

Exhibit "A"

GRANTEE'S PROPERTY

A PARCEL OF LAND LYING IN SECTIONS 30 AND 31, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, RUN THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 36, S.89°55'06"W., 706.92 FEET; THENCE N.00°04'54"W., 50.00 FEET TO THE SOUTHEAST CORNER OF THE TAMPA ELECTRIC COMPANY PROPERTY, ACCORDING TO SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 7987, PAGE 930, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID TAMPA ELECTRIC COMPANY PROPERTY AND THE NORTHEASTERLY BOUNDARY OF THE 65.00 FEET OF ADDITIONAL RIGHT-OF-WAY FOR MORRIS BRIDGE ROAD, ACCORDING TO WARRANTY DEED. AS RECORDED IN OFFICIAL RECORDS BOOK 8128, PAGE 1925, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, N.38°50'59"W., 619.11 FEET; THENCE ALONG A LINE LYING 85.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING ASPHALT PAVEMENT OF MORRIS BRIDGE ROAD, THE FOLLOWING SIX (6) COURSES: 1) N.51°01'19"E., 947.04 FEET TO A POINT OF CURVATURE; 2) NORTHEASTERLY, 570.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1085.00 FEET AND A CENTRAL ANGLE OF 30°06'57" (CHORD BEARING N.35°57'50"E., 563.76 FEET) TO A POINT OF TANGENCY; 3) N.20°54'21"E., 3073.20 FEET TO THE POINT OF BEGINNING; 4) CONTINUE N.20°54'21"E., 1161.86 FEET TO A POINT OF CURVATURE; 5) NORTHERLY, 652.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3085.00 FEET AND A CENTRAL ANGLE OF 12°07'05" (CHORD BEARING N.14°50'49"E., 651.26 FEET) TO A POINT OF TANGENCY; 6) N.08°47'16"E., 49.44 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 39.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°02'36" (CHORD BEARING N.53°48'34"E., 35.37 FEET) TO A POINT OF TANGENCY; THENCE S.81°10'08"E., 110.45 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, 94.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1540.00 FEET AND A CENTRAL ANGLE OF 03°30'00" (CHORD BEARING S.79°25'08"E., 94.06 FEET); THENCE S.14°00'00"E., 510.06 FEET; THENCE S.25°00'00"W., 161.44 FEET; THENCE S.06°00'00"E., 560.00 FEET; THENCE S.31°00'00"W., 804.00 FEET; THENCE N.75°13'01"W., 536.54 FEET TO THE POINT OF BEGINNING.

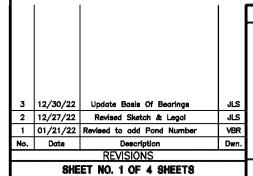
TWO RIVERS PARCEL B3 OFFSITE DRAINAGE EASEMENT (POND 339 - TRACT "B-4)

DESCRIPTION: That part of TRACT "B-4", according to the plat of TWO RIVERS PARCEL B3, as recorded in Plat Book 95, Pages 74 through 86 inclusive, of the Public Records of Pasco County, Florida, lying in Section 31, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northerlymost corner of Lot 1, Block 28, according to said plat of TWO RIVERS PARCEL B3 for a **POINT OF BEGINNING**, run thence along the Westerly boundary of Lots 1 through 8 inclusive, Block 28, according to said TWO RIVERS PARCEL B3, in their respective order, the following eight (8) courses: 1) S.27°50'50"W., 69.10 feet; 2) S.21°54'00"W., 76.49 feet; 3) S.15°51'00"W., 70.43 feet; 4) S.10°23'38"W., 79.59 feet; 5) S.02°12'26"W., 85.65 feet; 6) S.03°33'00"E., 70.43 feet; 7) S.09°21'00"E., 70.43 feet; 8) S.15°24'00"E., 18.00 feet; thence S.74°36'00"W., 153.58 feet; thence along the boundary of the Wetland Conservation Area portion of the aforesaid TRACT "B-4", the following seven (7) courses: 1) N.22°22'44"W., 19.81 feet; 2) N.12°07'36"W., 57.23 feet; 3) N.23°50'18"W., 72.93 feet; 4) N.34°08'09"W., 64.81 feet; 5) N.44°44'18"W., 52.55 feet; 6) N.36°54'56"W., 80.95 feet; 7) N.78°25'23"W., 43.14 feet to a point on the Westerly boundary of the aforesaid TWO RIVERS PARCEL B3, also being a point on the Easterly boundary of OI-RC QOZ ZEPHYRHILLS APPARTMENTS LLC, according to Special Warranty Deed, as recorded in Official Records Book 10536, Page 3133, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of TWO RIVERS PARCEL B3 and said Easterly boundary of OI-RC QOZ ZEPHYRHILLS APPARTMENTS LLC, N.31°00'00"E., 436.94 feet; thence along the boundary of the Wetland Conservation Area portion of the aforesaid TRACT "B-4", the following eight (8) courses: 1) S.78°19'51"E., 70.67 feet; 2) S.83°54'48"E., 9.68 feet; 3) S.52°23'27"E., 95.69 feet; 4) N.38°19'07"E., 25.00 feet; 5) S.52°23'27"E., 20.00 feet; 6) S.38°19'07"W., 25.00 feet; 7) S.52°23'27"E., 5.04 feet; 8) S.73°49'42"E., 49.12 feet to a point on the Westerly boundary of TRACT "P-1", according to the aforesaid TWO RIVERS PARCEL B3; thence along said Westerly boundary of TRACT "P-1", S.27°50'50"W., 17.62 feet to the **POINT OF BEGINNING**.

Containing 3.659 acres, more or less.

TWO RIVERS PARCEL B3 OFFSITE DRAINAGE EASEMENT (POND 339 - TRACT "B-4")



Prepared For: EPG-TWO RIVERS, LLC DESCRIPTION SKETCH (Not a Survey)

(IFIC)

Digitally signed by Arthur W Merritt Date: 2024.12.30 08:33:51 -05'00'

Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

4498 NOT WALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT. INC.

LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200

Drawn: VBR | Checked: AWM | Order No.: AMI-EPG-TR-006 Date: 01/18/2022 Dwg: 2RIVERS-MBR-MF-OSDE-DS.dwg File Poth: P:\Two Rivers\Master Pion\Description\West-East Porcets\Morris Bridge MF OSDE SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST

BASIS OF BEARINGS

Westerly boundary of TWO RIVERS PARCEL B3, as recorded in Plat Book 95, Pages 74-86 inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of N.31°00'00"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 West Zone of Florida.

LEGEND:

- 1. (R) indicates radial line
- (NR) indicates non-radial line
- **RB** Reference Bearing 3.
- O.R. Official Records Book
- 5. T.E.C.O. - Tampa Electric Company
- (CDD) Two Rivers West Community Development District 6.
- 7. (P) UE - (Public) Utility Easement
- (W.C.A.) Wetland Conservation Area
- 9. R/W - Right-of-way
- 10. S.W.D. Special Warranty Deed (O.R. 10536, Page 3133)

TWO RIVERS PARCEL B3 OFFSITE DRAINAGE EASEMENT (POND 339 - TRACT "B-4")

3	12/30/22	Update Basis Of Bearings	JLS					
2	12/27/22	Revised Sketch & Legal	JLS					
1	01/21/22	Revised to add Pond Number	VBR					
No.	Date	Description	Dwn.					
	REVISIONS							
	SHE	ET NO. 2 OF 4 SHEETS						

DESCRIPTION SKETCH

Prepared For:

(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

inu	r	W.	Me	rrit	τ						
RIDA	PR	OFES	SION	AL SI	URVE	YOR &	: MAP	PER	NO.	44	198.
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RAS	ŒĎ	SEAL	OF A	FLOR	MDA L	CEKSE	d sur	VEYOR	CHA F	MAPPER	

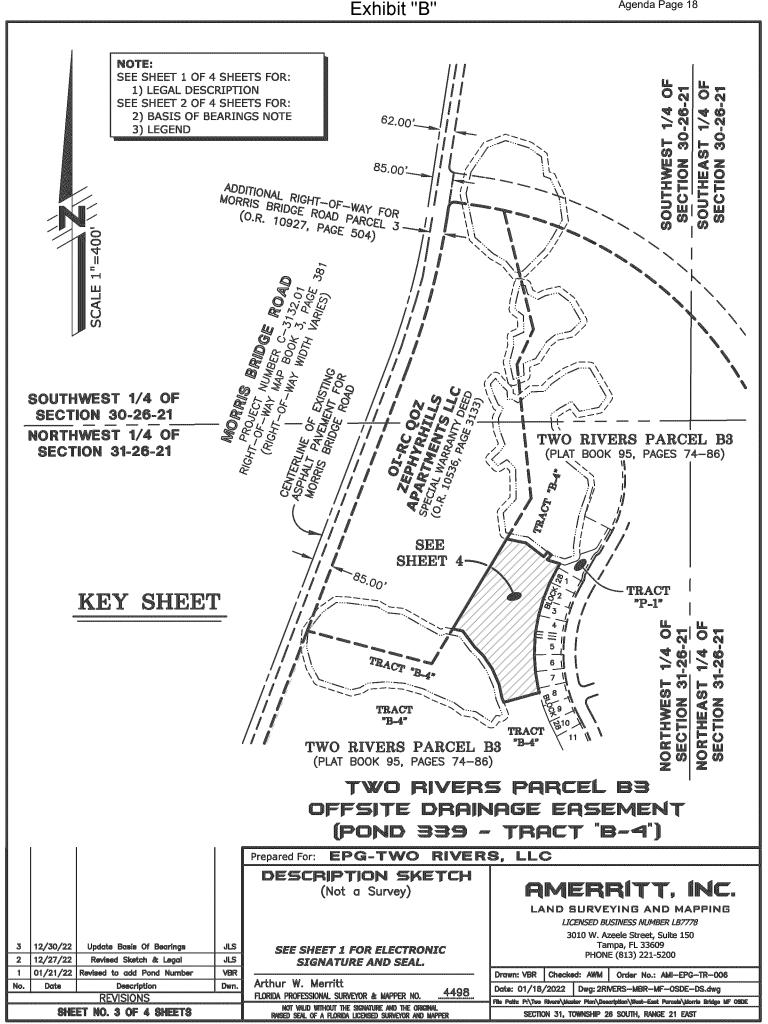
EPG-TWO RIVERS, LLC

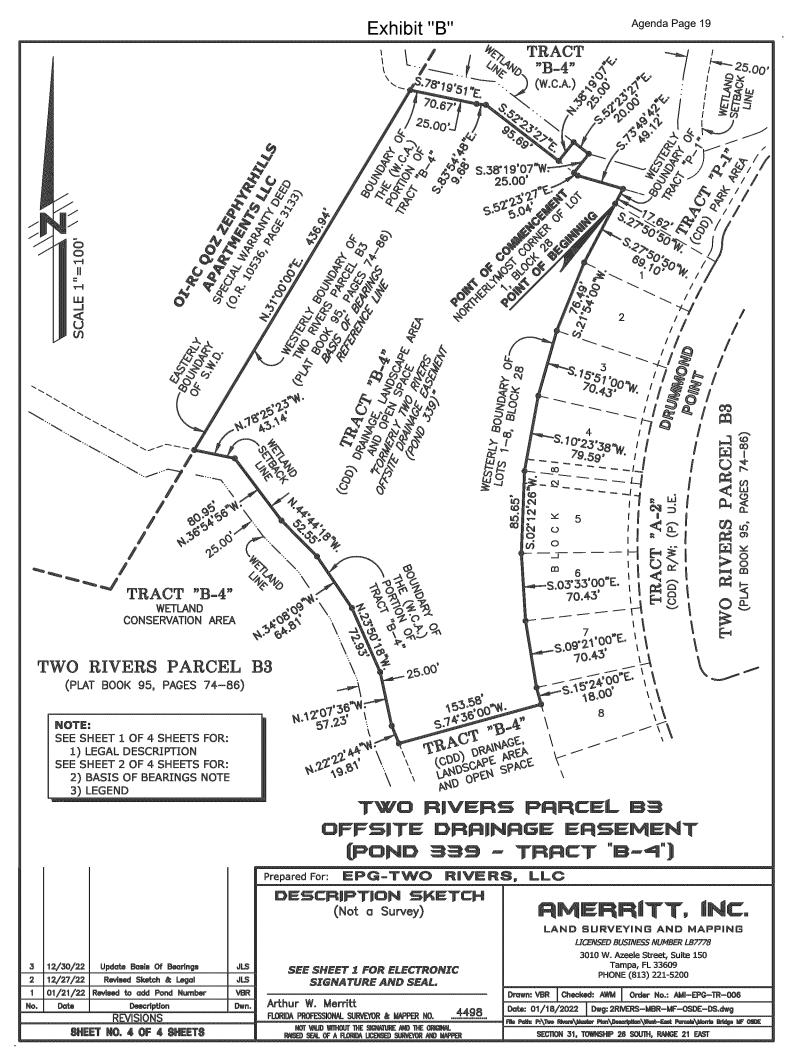
LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778

AMERRITT, INC.

3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200

Drawn: VBR Checked: AWM Order No.: AMI-EPG-TR-006							
Date: 01/18/2022 Dwg: 2RIVERS-MBR-MF-OSDE-DS.dwg							
File Polin: P:\Tee	Ritvere\Max	der Plan\Dee	cription\Wes	d-East Par	elmoid/elac	Bridge Mi	OSDE
SECTIO	N 31, T	OWNSHIP 2	6 SOUTH,	RANGE 2	21 EAST		





Fourth Order of Business

MINUTES OF MEETING TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Bo	ard of Supervisors of Two Rivers West Community
2	Development District was held on Tueso	day, January 21, 2025, and called to order at 11:18 a.m.
3	at the SpringHill Suites by Marriott Ta	impa Suncoast Parkway, located at 16615 Crosspointe
4	Run, Land O' Lakes, Florida 34638.	
5		
6	Present and constituting a quorum	ı were:
7	Carlos da la Ossa	Chairmannan
8 9	Carlos de la Ossa Nicholas Dister	Chairperson Vice Chairperson (via phone)
10	Tom Spence	Assistant Secretary
11	Ryan Motko	Assistant Secretary
12	reyali Worko	1 issistant Secretary
13	Also present were:	
14	1	
15	Jayna Cooper	District Manager
16	John Vericker	District Counsel
17	Tyson Waag	District Engineer (via phone)
18		
19	The following is a summary of th	ne discussions and actions taken.
20		
21	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
22	Ms. Cooper called the meeting to	order, and a quorum was established.
23 24	SECOND ORDER OF BUSINESS	Public Comments
2 4 25	There being none, the next order	
26	There being none, the next order	of business followed.
27	THIRD ORDER OF BUSINESS	Business Items
28		2025-05, Drainage Easement Conveyance
29		
30	On MOTION by Mr. de la	a Ossa seconded by Mr. Spence, with all
31		05, Drainage Easement Conveyance, was
32	adopted. 4-0	, ,
33		
34	B. Ratification of Bill of Sale an	d Recorded Deed of M/I Homes
35		
36	On MOTION by Mr. de la	a Ossa seconded by Mr. Spence, with all
37		ecorded Deed of <i>M/I Homes</i> , was ratified.
38	4-0	
39		
40	FORTH ORDER OF BUSINESS	Consent Agenda
41	A. Approval of Minutes of the l	e
42	_ ~	
		and Maintenance Expenditures December 2024
43	C. Acceptance of the Financial	s and Approval of the Check Register for December
43 44 45		

46	On MOTION by Mr. de la	a Ossa seconded by Mr. Spence, with all
47	in favor, the Consent Agen	ida was approved. 4-0
48		-
49	FIFTH ORDER OF BUSINESS	Staff Reports
50	A. District Counsel	
51	There being no report, the nex	xt item followed.
52	B. District Engineer	
53	Walk on proposal from Down	to Earth for Bahia sod on pond banks in the amount of
54	\$8,851.50. Ms. Cooper to confirm locati	ons.
55	C. District Manager	
56	There being no report, the nex	t order of business followed.
57		
58	SIXTH ORDER OF BUSINESS	Board Members Comments
59	There being none, the next order	of business followed.
60		
61	SEVENTH ORDER OF BUSINESS	Adjournment
62	The being no further business,	
63		
64	On MOTION by Mr. 1	De la Ossa seconded by Mr. Spence, with
65	all in favor, the meeting	ng was adjourned at 11:23 am. 4-0
66		
67		
68		
69		
70	Jayna Cooper	Carlos de la Ossa
71	District Manager	Chairperson

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
Down To Earth	1/1/2025	128315	\$10,768.63	\$10,768.63	MOWING AND MAINT
Monthly Contract Subtotal			\$10,768.63	\$10,768.63	
Variable Contract					
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744897	\$8.10	\$8.10	Service 01/03/25 - 01/07/25
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744901	\$481.00	\$481.00	Deposit
STRALEY ROBIN VERICKER	1/9/2025	25794	\$6,342.25	\$6,342.25	PROF SVCS THRU DEC 2024
Variable Contract Subtotal			\$6,831.35	\$6,831.35	
Utilities					
PASCO COUNTY UTILITIES SERVICE	1/6/2025	21687717 ONLINE	\$149.78	\$149.78	Service 12/09/2024 - 01/03/2025 and service fee
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21571179	\$6.01	\$6.01	Service 11/22/24 - 12/09/24
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21572125	\$211.41	\$211.41	Service 10/25/24 - 12/09/24
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21572129	\$5.67	\$5.67	Service 11/01/24 - 12/09/24
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21572130	\$0.81	\$0.81	Service 11/01/24 - 12/09/24
PASCO COUNTY UTILITIES SERVICE	12/18/2024	21573699	\$112.76	\$112.76	Water Service
PASCO COUNTY UTILITIES SERVICE	1/6/2025	21687717 A ONLIINE	\$149.78	\$149.78	Service 12/09/2024 - 01/03/2025
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744903	\$481.00		Deposit
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744903	\$63.00		Activation Fee
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744903	\$10.53	\$554.53	Service 12/13/24 - 01/07/25
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744902	\$481.00		Deposit
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744902	\$63.00	\$544.00	Activation Fee
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744897	\$300.00		Deposit
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744897	\$63.00	\$363.00	Activation Fee
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744898	\$481.00		Deposit
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744898	\$63.00		Activation Fee
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744898	\$344.25	\$888.25	Service 12/19/24 - 01/07/25
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744900	\$481.00		Deposit
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744900	\$63.00		Activation Fee
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744900	\$8.91	\$552.91	Service 12/19/24 - 01/07/25
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744901	\$63.00		Activation Fee

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744901	\$0.81	\$63.81	Service 12/13/24 - 01/07/25
PASCO COUNTY UTILITIES SERVICE	1/23/2025	TRW-TRBLVD ACH	\$1,275.00		METER FEE
PASCO COUNTY UTILITIES SERVICE	1/23/2025	TRW-TRBLVD ACH	\$1.85	\$1,276.85	ONLINE PAYMENT FEE
PASCO COUNTY UTILITIES SERVICE	1/23/2025	TRW- HILLRIDGE ACH	\$1,275.00		METER FEE
PASCO COUNTY UTILITIES SERVICE	1/23/2025	TRW- HILLRIDGE ACH	\$481.00		DEPOSIT
PASCO COUNTY UTILITIES SERVICE	1/23/2025	TRW- HILLRIDGE ACH	\$2.50	\$1,758.50	ONLINE PAYMENT FEE
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21745853	\$236.80	\$236.80	Service 12/09/24 - 01/07/25
PASCO COUNTY UTILITIES SERVICE	1/21/2025	21744443	\$17.21	\$17.21	Service 12/09/2
TAMPA ELECTRIC	10/29/2024	8668 102924 ACH	\$7,392.01	\$7,392.01	ELECTRIC 09/20-10/18/24
TAMPA ELECTRIC	12/26/2024	122624-8668 ONLINE	\$5,449.40	\$5,449.40	Service 11/19/24 - 12/18/24
Utilities Subtotal			\$19,733.49	\$19,733.49	
Regular Services					
BUSINESS OBSERVER	10/25/2024	24-01963P	\$140.00	\$140.00	NOTICE OF LANDOWNERS' MEETING
Down To Earth	11/1/2024	122540	\$9,197.78	\$9,197.78	PONG MOWING
Down To Earth	12/16/2024	126849	\$785.43	\$785.43	POND MOWING
NICHOLAS J. DISTER	1/21/2025	ND 01212025	\$200.00	\$200.00	SUPERVISOR FEES 01.21.2025
RYAN MOTKO	1/21/2025	RM 01212025	\$200.00	\$200.00	SUPERISOR FEES 01.21.2025
STANTEC CONSULTING	12/12/2024	2332255	\$1,216.50	\$1,216.50	PROF SVCS- GENERAL CONSULTING 2024
THOMAS R. SPENCE	1/21/2025	TS 01212025	\$200.00	\$200.00	SUPERVISOR FEES 01.21.2025
Regular Services Subtotal			\$11,939.71	\$11,939.71	
TOTAL			\$49,273.18	\$49,273.18	

Down to Earth

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



Invoice #428315 January 2025

Customer

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

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers West Pond 35072 Big Hawk Drive Zephyrhills, FL 33541

Project/JobInvoice DateDate DueTermsCustomer PO #Two Rivers West Pond Mowing Contract (2025)1/1/20251/31/2025Net 30

Estimate # 103495

	Invoice De	<u>tails</u>		
Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Pond Mowing C	\$10,768.63			
LCR003: Pond Maintenance	\$6,041.70			
LCR003: Culdesac and Colston Ave Mainte 8/20/2024	\$3,156.08			
LCR003: D2 Pond Maintenance - Start 12/1	6/24			\$1,570.85

Bil	ling	Quest	tions

Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060

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

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.

DTELandscape.propertyserviceportal.com

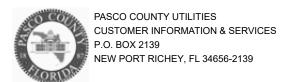
Subtotal \$10,768.63

Sales Tax \$0.00

Total \$10,768.63

Credits/Payments (\$0.00)

Balance Due \$10,768.63



(813) 235-6012 (727) 847-8131 (352) 521-4285

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1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: 1841 ARCHING BRANCH - RM-C

Bill Number: 21744897 Billing Date: 1/21/2025

January 2025

Billing Period: 1/3/2025 to 1/7/2025

Account #	Customer #
1254945	01547952

Please use the 15-digit number below when making a payment through your

125494501547952

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.	
Please visit bit.ly/pcurates for additional details.	

10

ĺ			Prev	vious	Cur	rent	"	Consumption
	Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
	Reclaim	240607007	1/3/2025	553	1/7/2025	563	4	10

Usage History _____ Transactions

Water Current Transactions

Reclaimed

Reclaimed 10 Thousand Gals X \$0.81 8.10
Adjustments

Deposit Owing 300.00
Turn On Next Day Activation Fee 63.00

Total Current Transactions 371.10

TOTAL BALANCE DUE \$371.10

CO CO

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1254945
Customer # 01547952

Balance Forward 0.00

Current Transactions 371.10

Total Balance Due \$371.10

Due Date \$2/7/2025

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

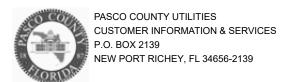
Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIRCLE 300 TAMPA FL 33607



(813) 235-6012 (727) 847-8131 (352) 521-4285

Agenda Page 27

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1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

34492 COLSTON AVENUE Service Address:

21744901 Bill Number: 1/21/2025 Billing Date:

Billing Period: 12/13/2024 to 1/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1254995	01547952

Please use the 15-digit number below when making a payment through your

125499501547952

		Prev	/ious	Cur	rent	"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	241579036	12/13/2024	0	1/7/2025	1	25	1
Lleage History			-	Tran	sactions	-	

Usage History

Water

January 2025 1 **Current Transactions**

Reclaimed

1 Thousand Gals X \$0.81 0.81 Reclaimed

Adjustments

481.00 **Deposit Owing** Turn On Next Day Activation Fee 63.00 **Total Current Transactions** 544.81

TOTAL BALANCE DUE

\$544.81



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1254995 Customer# 01547952 0.00 **Balance Forward Current Transactions** 544.81

Total Balance Due \$544.81 2/7/2025 Due Date

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

Round-Up Donations to Charity Amount Enclosed

☐ Check this box to participate in Round-Up.

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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIRCLE 300 **TAMPA FL 33607**

Straley Robin Vericker

1510 W. Cleveland Street

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

Two Rivers West Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

January 09, 2025

Client: 001578 Matter: 000001 Invoice #: 25794

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2024	JMV	REVIEW EMAIL FROM C. DE LA OSSA; REVIEW DRAFT CDD BOUNDARY AMENDMENT CHANGES; DRAFTE MAIL TO SURVEYOR.	1.0	\$375.00
12/2/2024	KCH	PREPARE NOTICE TO CURE DISTRICT MANAGEMENT DEFICIENCIES DEMAND LETTER.	1.0	\$325.00
12/3/2024	CAW	REVIEW CHANGES TO DRAINAGE EASEMENT FROM PUBLIX ADDING UTILITY EASEMENT LANGUAGE; REVIEW PLAT AND PROPERTY INFORMATION.	0.5	\$162.50
12/4/2024	JMV	REVIEW EMAIL RE: CDD DRAINAGE EASEMENT; REVIEW PROPOSED CHANGES; DRAFT EMAIL TO G. CAROTHERS.	0.9	\$337.50
12/9/2024	JMV	CONFERENCE CALL WITH G. CAROTHERS AND M. DEEB; REVIEW REVISED SITE PLAN; DRAFT EMAIL TO G. CAROTHERS.	1.1	\$412.50
12/11/2024	CAW	REVIEW EMAIL CORRESPONDENCE FROM J. COOPER REQUESTING DEED FOR B3 COMMON AREA TRACTS; RESEND DEED AND REQUEST STATUS OF EXECUTION.	0.3	\$97.50
12/13/2024	CAW	REVIEW PROPOSED UTILITY EASEMENT WITH PUBLIX AND PREPARE REDLINE.	0.8	\$260.00
12/16/2024	JMV	REVIEW EMAIL FROM G. CAROTHERS; REVIEW DRAFT UTILITY EASEMENT; DRAFT EMAIL TO L. JOHNSON; DRAFT EMAIL TO C. DE LA OSSA; REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	2.6	\$975.00

January Rea 202529 Client: 001578 Matter: 000001 Invoice #: 25794

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
12/16/2024	CAW	REVIEW LEGAL DESCRIPTION AND SKETCH FOR DRAINAGE EASEMENT WITH PUBLIX; REVIEW LEGAL DESCRIPTION AND SKETCH FOR BOUNDARY CONTRACTION AREA, BOUNDARY EXPANSION AREAS, AND OVERALL BOUNDARY.	1.2	\$390.00
12/17/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$337.50
12/17/2024	CAW	FINALIZE FINAL COST SHARING AGREEMENT AND DRAINAGE EASEMENT WITH EXHIBITS.	0.8	\$260.00
12/20/2024	CAW	REVIEW PROPOSED PLAT OF TWO RIVERS PARCELS D5, D9 AND D10.	0.8	\$260.00
12/23/2024	JMV	REVIEW EMAILS FROM C. DE LA OSSA; REVIEW DRAINAGE EASEMENT; REVIEW BILL OF SALE; REVIEW SPECIAL WARRANTY DEED; DRAFT EMAIL TO C. DE LA OSSA; REVIEW EMAIL FROM G. CAROTHERS.	2.2	\$825.00
12/23/2024	CAW	REVIEW REVISED SPECIAL WARRANTY DEED AND BILL OF SALE FROM M/I HOMES; FOLLOW UP ON STATUS OF DRAINAGE EASEMENT FOR MULTIFAMILY PROPERTY.	0.6	\$195.00
12/23/2024	CAW	REVIEW FULLY EXECUTED SPECIAL WARRANTY DEED FROM MI HOMES OF TAMPA TO THE DISTRICT AND SUBMIT FOR RECORDING.	0.2	\$65.00
12/27/2024	JMV	REVIEW EMAILS FROM C. DE LA OSSA; REVIEW EMAILS FROM M. SPADA; TELEPHONE CALL WITH C. DE LA OSSA.	0.7	\$262.50
12/27/2024	CAW	REVIEW LEGAL DESCRIPTION AND SKETCH FOR DRAINAGE EASEMENT TO MULTIFAMILY PROPERTY.	0.5	\$162.50
12/30/2024	JMV	MEETING WITH C. DE LA OSSA; PREPARE DRAINAGE EASEMENT.	1.1	\$412.50
12/30/2024	CAW	REVIEW REVISED LEGAL DESCRIPTION AND SKETCH FOR DRAINAGE EASEMENT TO MULTIFAMILY PROPERTY; MEET WITH CHAIR TO SIGN DRAINAGE EASEMENT TO MULTIFAMILY PROPERTY.	0.6	\$195.00
		Total Professional Services	17.8	\$6,310.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/27/2024	Simplefile E-Recording- Filing Fee- Filing fees	\$32.25
	Total Disbursements	\$32.25

January 00 202580
Client: 001578
Matter: 000001
Invoice #: 25794

Page: 3

Total Services \$6,310.00 Total Disbursements \$32.25

Total Current Charges \$6,342.25
Previous Balance \$22,695.50
PAY THIS AMOUNT \$29,037.75

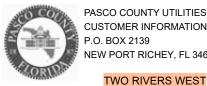
Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 31

Invoice Number	r Invoice Date	Services	Disbursements	Interest	Tax	Total
25054	August 07, 2024	\$3,887.50	\$0.00	\$0.00	\$0.00	\$10,229.75
25292	September 12, 2024	\$5,030.00	\$3.00	\$0.00	\$0.00	\$11,375.25
25393	October 17, 2024	\$3,777.50	\$0.00	\$0.00	\$0.00	\$10,119.75
25542	November 15, 2024	\$3,607.50	\$0.00	\$0.00	\$0.00	\$9,949.75
25714	December 11, 2024	\$6,390.00	\$0.00	\$0.00	\$0.00	\$12,732.25
			Total	Remaining Bala	ance Due	\$29,037.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$12,732.25	\$3,607.50	\$3,777.50	\$8,920.50



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

LAND O' LAKES **NEW PORT RICHEY** DADE CITY

(813) 235-6012 (727) 847-8131 (352) 521-4285

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UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344

FINAL BILL

1 1 1 14-92800

EPG TWO RIVERS IV LLC

1841 ARCHING BRANCH - RM-C Service Address:

21687717 Bill Number: 1/6/2025 Billing Date:

Billing Period: 12/9/2024 to 1/3/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

Account #	Customer#
1254945	01518317

Please use the 15-digit number below when making a payment through your

125494501518317

Service		Pre	Previous Current		" (5	Consumption	
	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	240607007	12/9/2024	261	1/3/2025	553	25	292

Usage History

261

Water

292

December 2024

January 2025

Transactions

Past Due 211.41

Current Transactions

Previous Bill

Reclaimed

Reclaimed 292 Thousand Gals X \$0.81

Adjustments

Deposit Refund -300.00 CR -63.48 CR **Total Current Transactions**

TOTAL BALANCE DUE

\$147.93

1254945

211.41

236.52

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

> \$149.78 \$1.85 Service Fee

> > Account #

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

FINAL BILL

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

Customer# 01518317 Past Due 211.41 **Current Transactions** -63.48 CR

Total Balance Due \$147.93 1/23/2025 Due Date

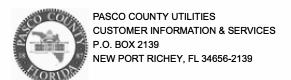
10% late fee will be applied if paid after due date

Round-Up Donations to Charity Amount Enclosed

☐ Check this box to participate in Round-Up.

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

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



(813) 235-6012 (727) 847-8131 (352) 521-4285

Current

TOTAL BALANCE DUE

Read

Agenda Page 33

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

Date

1 1 9 14-92800

Consumption

in thousands

\$6.01

TWO RIVERS WEST

Previous

Read

1511 SUTTONSET PUMP STATION TRAIL Service Address:

21571179 Bill Number: 12/18/2024 Billing Date:

TWO RIVERS PARCEL B4

Service

Billing Period: 11/22/2024 to 12/9/2024

Meter#

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

Date

Account #	Customer #
1242550	01521895

Please use the 15-digit number below when making a payment through your

124255001521895

of Davs

984.00 CR
84.00 CR
375.00
6.01
609.00
90.01
9

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Two Rivers West

TWO RIVERS PARCEL B4 EPG TWO RIVERS HOLDINGS VIII LLC 111 S ARMENIA AVENUE SUITE 201 **TAMPA FL 33607**

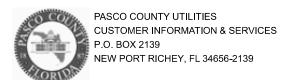
1242550 Account # Customer# 01521895 **Balance Forward** -1,984.00 CR **Current Transactions** 1,990.01

Total Balance Due \$6.01 **Due Date** 1/6/2025

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

Round-Up Donations to Charity Amount Enclosed

 $\hfill\square$ Check this box to participate in Round-Up.



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1 1 1 14-92800

-1,020.00 CR

EPG TWO RIVERS IV LLC

Two Rivers West

Service Address: 1841 ARCHING BRANCH - RM-C

Bill Number: 21572125 Billing Date: 12/18/2024

December 2024

Billing Period: 10/25/2024 to 12/9/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

261

Account #	Customer#
1254945	01518317

Please use the 15-digit number below when making a payment through your

125494501518317

		Pre	vious	Cur	Current	" (5	Consumption
Service	Meter#	Date	Read	Date	Read	# of Days	in thousands
Reclaim	240607007	10/25/2024	0	12/9/2024	261	45	261

Usage History _____ Transactions

Water Payment 09/15/23 -1,020.00 CR

Balance Forward

Current Transactions

Reclaimed

 Meter Set Fee
 1,020.00

 Reclaimed
 261 Thousand Gals X \$0.81
 211.41

 Total Current Transactions
 1,231.41

TOTAL BALANCE DUE \$211.41

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Two Rivers West

EPG TWO RIVERS IV LLC 111 S ARMENIA AVENUE SUITE 201 TAMPA FL 33609 Account # 1254945 Customer # 01518317 Balance Forward -1,020.00 CR Current Transactions 1,231.41

Total Balance Due \$211.41

Due Date 1/6/2025

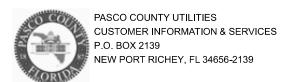
Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

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Current

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1 1 1 14-92800

Two Rivers West TWO RIVERS B1 - B2

2221 TWO RIVERS BOULEVARD Service Address:

21572129 Bill Number: 12/18/2024 Billing Date:

Billing Period: 11/1/2024 to 12/9/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

Previous

Account #	Customer #
1254985	01513938

Please use the 15-digit number below when making a payment through your

125498501513938

7 Thousand Gals X \$0.81

-	l	 . "	Previous		Current		"	Consumption	
	Service	Meter #	Date	Read	Date	Read	# of Days	in thousands	
	Reclaim	241579050	11/1/2024	0	12/9/2024	7	38	7	
		Usag	e History		Transactions				
Water				Payment 09/1	5/23		-1,275.00 CF		
December 2024			7		Balance Forward			-1,275.00 C	
					Current Transactions	3			

Reclaimed

Total Current Transactions TOTAL BALANCE DUE

Meter Set Fee

Reclaimed

1,280.67 \$5.67

1,275.00

5.67

Please return this portion with payment

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Two Rivers West

TWO RIVERS B1 - B2 C/O EPG-TWO RIVERS LLC 111 S ARMENIA AVENUE SUITE 201 **TAMPA FL 33609**

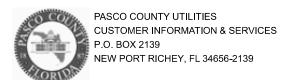
1254985 Account # Customer # 01513938 Balance Forward -1,275.00 CR **Current Transactions** 1,280.67

Total Balance Due	\$5.67
Due Date	1/6/2025

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

10 /0 (010	ice will be appl	ica ii paia aita	i due dute
Round-Up Donations to Charity			
Amount Enclosed			

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1 1 1 14-92800

TWO RIVERS B1 - B2 Two Rivers West

Service Address: 2281 TWO RIVERS BOULEVARD

Bill Number: 21572130 Billing Date: 12/18/2024

December 2024

Billing Period: 11/1/2024 to 12/9/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit <u>bit.ly/pcurates</u> for additional details.

Account # Customer # 1254990 01513938

Please use the 15-digit number below when making a payment through your

125499001513938

	Meter #	Previous		Current			Consumption
Service		Date	Read	Date	Read	# of Days	in thousands
Reclaim	241579047	11/1/2024	0	12/9/2024	1	38	1

Usage History

Water

Payment 09/15/23 **Balance Forward**

-1,275.00 CR

1

Current Transactions

Reclaimed

Meter Set Fee
Reclaimed 1 Thousand Gals X \$0.81

Total Current Transactions 1,275.81

Transactions

TOTAL BALANCE DUE

\$0.81

1,275.00

0.81

-1,275.00 CR

ORIO PORTO

Please return this portion with payment

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Two Rivers West

TWO RIVERS B1 - B2 C/O EPG-TWO RIVERS LLC 111 S ARMENIA AVENUE SUITE 201 TAMPA FL 33609 Account # 1254990 Customer # 01513938 Balance Forward -1,275.00 CR Current Transactions 1,275.81

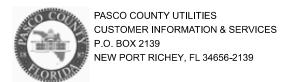
Total Balance Due \$0.81	
Due Date 1/6/2025	

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

Round-Up Donations to Charity

Amount Enclosed

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1 1 1 14-92800

EPG TWO RIVERS CLUB LLC

Service Address: 35140 COLSTON AVENUE

Bill Number: 21573699
Billing Date: 12/18/2024

Billing Period: 11/12/2024 to 12/9/2024

Two Rivers West

Account # Customer # 1293980 01546655

Please use the 15-digit number below when making a payment through your

129398001546655

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.	
Please visit bit.lv/pcurates for additional details.	

	l	Previous		# of Davis Consu				
Service	Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
		<u>.</u>			Tran	sactions		
				Payment 11/1:	2/24		-71,375.00 CR	
				Payment			-1,875.00 CR	

Total Current Transactions	73,362.76
Connection Fee Water	71,850.00
Engineering Plan Review Charge	1,100.00
Adjustments	
Water Base Charge	112.76
Water	
	300.00
Current Transactions	
Balance Forward	-73,250.00 C
Payment	-1,875.00 C
Payment 11/12/24	-71,375.00 C

CO CON

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Two Rivers West

EPG TWO RIVERS CLUB LLC 111 S ARMENIA AVENUE SUITE 201 TAMPA FL 33607 Account # 1293980
Customer # 01546655

Balance Forward -73,250.00 CR
Current Transactions 73,362.76

Total Balance Due \$112.76

Due Date 1/6/2025

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

Round-Up Donations to Charity

Amount Enclosed

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Service Address:

Bill Number:

Billing Date:

EPG TWO RIVERS IV LLC

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

LAND O' LAKES **NEW PORT RICHEY** DADE CITY

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TWO RIVERS WEST

1841 ARCHING BRANCH - RM-C

21687717

1/6/2025

FINAL BILL

1 1 1 14-92800

Account #	Customer #
1254945	01518317

Please use the 15-digit number below when making a payment through your

125494501518317

Billing Period:	12/9/2024 to 1/3/2025						
New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.							
Please visit bit.ly/pcurates for additional details.							

		Prev	vious	Cur	rent	"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	240607007	12/9/2024	261	1/3/2025	553	25	292

Transactions Usage History Water Previous Bill 211.41 January 2025 292 **Past Due** 211.41 **Current Transactions** December 2024 261 Reclaimed Reclaimed 292 Thousand Gals X \$0.81 236.52 Adjustments Deposit Refund -300.00 CR -63.48 CR **Total Current Transactions**

> **TOTAL BALANCE DUE** \$147.93

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

> \$149.78 \$1.85 Service Fee

Please return this portion with payment



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FINAL BILL

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

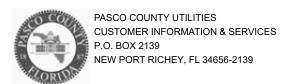
1254945 Account # 01518317 Customer# Past Due 211.41 **Current Transactions** -63.48 CR

	Total Balance Due	\$147.93
Due Date 1/23/2025	Due Date	1/23/2025

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

Round-Up Donations to Charity Amount Enclosed

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1 1 1 14-92800

Customer #

01547952

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

34501 COLSTON AVENUE Service Address:

21744903 Bill Number: 1/21/2025 Billing Date:

Billing Period:

Please use the 15-digit number below when making a payment through your 12/13/2024 to 1/7/2025

125500501547952

Please visit bit.ly/pcurates for additional details. Current **Previous** Consumption # of Days Service Meter # Date Date Read in thousands Read Reclaim 1/7/2025 241579040 12/13/2024 0 25 13 13

Usage History

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Water

January 2025 13 **Current Transactions**

Reclaimed

13 Thousand Gals X \$0.81 Reclaimed

Account #

1255005

Adjustments

481.00 **Deposit Owing** Turn On Next Day Activation Fee 63.00 **Total Current Transactions** 554.53

Transactions

TOTAL BALANCE DUE

\$554.53

10.53



Please return this portion with payment

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIRCLE 300 **TAMPA FL 33607**

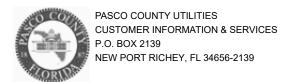
Account # 1255005 Customer# 01547952 **Balance Forward** 0.00 **Current Transactions** 554.53

Total Balance Due \$554.53 2/7/2025 Due Date

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

Round-Up Donations to Charity Amount Enclosed

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1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

2124 WISE RIVER LANE Service Address:

21744902 Bill Number: 1/21/2025 Billing Date:

Billing Period: 12/13/2024 to 1/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for additional details.

Account #	Customer#
1255000	01547952

Please use the 15-digit number below when making a payment through your

125500001547952

ſ			Prev	vious	Cur	rent	# - C D	Consumption
	Service Meter #		Date	Read	Date	Read	# of Days	in thousands
	Reclaim	241579044	12/13/2024	0	1/7/2025	0	25	0
	Linear I linton				-	Trans	sactions	-

Usage History

Water

January 2025 0

Current Transactions Adjustments

Deposit Owing

481.00 Turn On Next Day Activation Fee 63.00 544.00 **Total Current Transactions**

TOTAL BALANCE DUE

\$544.00



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 1255000 Customer# 01547952 0.00 **Balance Forward Current Transactions** 544.00

Total Balance Due \$544.00 2/7/2025 Due Date

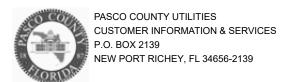
10% late fee will be applied if paid after due date

Round-Up Donations to Charity Amount Enclosed

☐ Check this box to participate in Round-Up.

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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIRCLE 300 **TAMPA FL 33607**



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1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

1841 ARCHING BRANCH - RM-C Service Address:

21744897 Bill Number: 1/21/2025 Billing Date:

Billing Period: 1/3/2025 to 1/7/2025

Account #	Customer #
1254945	01547952

Please use the 15-digit number below when making a payment through your

125494501547952

New Wat	ter, Sewer, Reclaim	rates, fees, and charges took effect O		12549450154795	
	Please visit <u>bi</u>				
Pamilaa	Motor #	Previous	Current		# of Days

. .	Previous Current					# . C D	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	240607007	1/3/2025	553	1/7/2025	563	4	10
Lleans History					Tran	sactions	-

Usage History

Water

January 2025 10 **Current Transactions**

Reclaimed

Reclaimed 10 Thousand Gals X \$0.81

Adjustments

300.00 Deposit Owing Turn On Next Day Activation Fee 63.00 **Total Current Transactions** 371.10

TOTAL BALANCE DUE

\$371.10

8 10



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Account # 1254945 Customer# 01547952 0.00 **Balance Forward Current Transactions** 371.10

Total Balance Due \$371.10 2/7/2025 Due Date

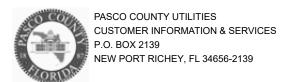
10% late fee will be applied if paid after due date

Round-Up Donations to Charity Amount Enclosed

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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIRCLE 300 **TAMPA FL 33607**



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1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

2221 TWO RIVERS BOULEVARD Service Address:

21744898 Bill Number: 1/21/2025 Billing Date:

Billing Period: 12/19/2024 to 1/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1254985	01547952

Please use the 15-digit number below when making a payment through your

125498501547952

1		Previous		Current		# of Days	Consumption
Service	Meter #	Date	Read	Date	Date Read		in thousands
Reclaim	241579050	12/19/2024	11	1/7/2025	436	19	425
	Usage History				Tran	sactions	
	Water	•		Current Transactions	S		
January 2025		425		Reclaimed			

425 Thousand Gals X \$0.81 Reclaimed

Adjustments

481.00 Deposit Owing Turn On Next Day Activation Fee 63.00 **Total Current Transactions** 888.25

TOTAL BALANCE DUE

\$888.25

344.25



Please return this portion with payment

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIRCLE 300 **TAMPA FL 33607**

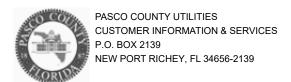
Account # 1254985 Customer# 01547952 0.00 **Balance Forward Current Transactions** 888.25

Total Balance Due \$888.25 2/7/2025 Due Date

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

Round-Up Donations to Charity Amount Enclosed

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1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

2281 TWO RIVERS BOULEVARD Service Address:

21744900 Bill Number: 1/21/2025 Billing Date:

Billing Period: 12/19/2024 to 1/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

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

1 .	Comica		Prev	vious	Cur	rent	,, ,,	Consumption
*	Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
R	Reclaim	241579047	12/19/2024	8	1/7/2025	19	19	11
Usage History			-	Tran	sactions	-		

Usage History

Water **Current Transactions** Reclaimed

January 2025 11 11 Thousand Gals X \$0.81 Reclaimed 8.91

Adjustments

481.00 Deposit Owing Turn On Next Day Activation Fee 63.00 **Total Current Transactions** 552.91

TOTAL BALANCE DUE \$552.91

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIRCLE 300 **TAMPA FL 33607**

Account # 1254990 Customer# 01547952 0.00 **Balance Forward Current Transactions** 552.91

Total Balance Due \$552.91 2/7/2025 **Due Date**

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

Round-Up Donations to Charity Amount Enclosed

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0

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14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address:

34492 COLSTON AVENUE

Bill Number:

21744901

241579036

Billing Date: Billing Period: 1/21/2025 12/13/2024 to 1/7/2025 Account # Customer# 1254995 01547952

> Please use the 15-digit number below when making a payment through your bank

> > 125499501547952

	Please v	isit bit.ly/pcurates	for details.				
Service		Previous		Current			Consumption
	Meter#	Date	Read	Date	Read	# of Days	in thousands

Usage History

Reclaimed

12/13/2024

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Current Transactions

January 2025

Reclaim

Reclaimed

1/7/2025

Reclaimed

1 Thousand Gals X \$0.81

Transactions

0.81

Adjustments

Deposit Owing

481.00 63.00

Turn On Next Day Activation Fee

544.81

Total Current Transactions TOTAL BALANCE DUE

\$544.81

Please	return	this	portion	with	paymen	t

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JAN **2 4** 2025

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Account # 1254995 Customer # 01547952 0.00 Balance Forward

Total Balance Due \$544.81 2/7/2025 **Due Date**

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

544.81

Round-Up Donations to Charity Amount Enclosed

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

Current Transactions

TWO RIVERS WEST COMMUNITY **DEVELOPMENT DISTRICT** 2005 PAN AM CIRCLE 300 TAMPA FL 33607

PASCO COUNTY UTILITIES APPLICATION FOR NON-RESIDENTIAL SERVICE

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

I, the undersigned, request water and/or sewer service be turned on at the below premise(s), to be supplied through a meter, and agree to pay all monthly bills within fifteen (15) days, at the established rates, for all water and/or sewer service received and/or consumed. I further agree to comply with all regulations of PCU and will not permit any additional taps or lines to be made or attached to the waterlines on the premise. In addition, I understand that the service(s) being applied for below is to service only the premise(s) listed on this application.

I agree that any PCU employee or authorized agent shall have access to the premise(s) at any and all reasonable hours for the purpose of conducting normal business while water and/or sewer services are being supplied, without being liable for either personal or property damages of any kind whatsoever. In the event of nonpayment, any service(s) can be disconnected by PCU. Before said service is reconnected, all outstanding bills must be paid in full in addition to a reconnection fee at the prevailing rate. The reconnection fee is due and payable in advance before service is restored, even if meter has not been removed or disconnected.

IF APPLICABLE: I agree to pay any and all fees before the service is turned on at the premise(s). I will pay all damages to any PCU property and/or meters, and if not paid upon presentation of bill, service(s) may be discontinued.

This contract will remain in full force and effect until <u>written</u> notice has been received by Pasco County Utilities to discontinue service. The deposit made with this application will bear no interest and will be applied to this account upon written notice to discontinue service, or after the applicant has fulfilled twenty-four (24) months of consecutive service with no late payments or dishonored checks.

HAVE READ THE ABOVE AGREEMENT AND UNDERSTAND THE CONTENTS: DATE:							1/23/2025	
APPLICANT SIGNAT	URE:				PHOI	NE NUMBER:	Phone Number	∍r
CUSTOMER NO:	01547952	ACCOUNT NO	: 1299905	OWNE	R/TENANT:	Owner		
CUSTOMER NAME:	TWO RIVER	S WEST COMMU	JNITY DEVE	LOPMENT	DISTRICT			
EMAIL:								
SERVICE ADDRESS	: STR	EET ADDRESS:	36442 HILLI	RIDGE TR	AIL - POC 'E'			
	SUBI	DIVISION: TWO	RIVERS-SE					
MAILING ADDRESS:	: STRI	EET ADDRESS:	2005 PAN A	AM CIRCLE	E 300			
	CITY	/STATE/ZIP COD	E: TAMPA F	L 33607	SERVICE DA	TE: Service	Order Completion	Date

PCU NUMBER: 05-148.24

RECLAIMED WATER DEPOSIT FEE: \$481.00

METER FEE 1: 2" Reclaimed \$1275.00



Pasco County Utilities Dept. Administration Building 19420 Central Boulevard Land O'Lakes, Fl. 34637

Pasco County Utilities Service Connection Application Single Residential Or Commercial

Land O' Lakes (813) 235-6189 - Dade City (352) 521-4274

Owners Name: Two Rivers West CDD	Phone	e: 813-873-73	300	For Office Use: Date Utilities Dept. Rec.:		
Billing Address: 2005 Pan Am Circle, Suite 300						
City: Tampa	State: FL	Zip:	33607	Billing Start Date:		
Email Address: jayna.cooper@inframark.com				Work Order #:		
Fed. I.D. No: 87-396322		With evidenc	e of ownership			
		,		Project Charge #:		
Name of Project : E1 Ph A - POC "E"						
Service Address: 36442 Hillridge Trail, Zephyrhills,	FL 33541			PCU Project #:		
Parcel I.D. No.: <u>28 26 21 0000 00100 0030; PCU</u> #	05-148.24			05-148.24		
Type of Development (existing or proposed): 2				Atlas Map #:		
Per Attached Data Sheet Anticipated Water Consumption (GPD)	(If more that provide a lis Maximu	n one buildin t for each str ım Flow (GPN	g (Sew ructure) Pasco M)Irr	er service provider) Septic O Other Oigation/Reuse (GPD)		
Fire flow required (GPM) Fire li		Numr	per of onsite n	ydrants if applicable		
Date service is required by: If you are an agent for the owner, please f		 llowing infor	mation			
Name: Jayna Cooper		_		00		
City: Tampa						
Email Address: _jayna.cooper@inframark.com			111011	·		
Applicant agrees that all necessary connection fees and installation charges for County Utility services and all system improvement costs required will be at the Owners expense in accordance with Pasco County Ordinances. In addition, the Applicant / Owner agrees that all Utility system improvements will be installed according to County Utility standards and specifications. All system improvements shall become the property of the Pasco County Utilities Department, and shall constitute part of the Utility system of the County and subject to all the rules and regulations pertaining thereto. Utility System includes only pipe lines and other improvements installed on public right of ways or within utility easements. All application fees and charges must be paid prior to the activation of utility services by the County.						
Signature of the Owner: Jayna C	ooper			Date:		
Do Not Write In Acceptable For Review. FDEP Permits May Denise Dillingham	•			y /22/2025		
Branford N Adumuah, Assistant County Adı (Public Infrastructure Branch)	ninistrator		Da	ate		

SERVICE FEES & CHARGES DATA SHEET

1/22/2025 PCU No: 05-148.24

Project Name: E1 PhA POC E -aka Two Rivers Parcel E1PhA

Service Address: 36442 Hillridge Trail See Location Diagram

FOR OFFICE USE ONLY - Single Residential or Commercial

TOR OTTICE OBLIONET		Single Residenti	ar or commercial	Crciai			
Water		Irrigation		Fire	Yes/No QTY		
		Ŭ		Protection			
Meter Size		Meter Size		Private			
1,13101 5120		1,15101 5120		Hydrant(s)			
				County			
Connection Fee		Connection Fee		Owned			
				Hydrant(s)			
Deposit		Deposit		Sprinklers			
Meter Install		Meter Install		Fire Line Size			
Tap Size		Tap Size					
Tap Fee		Tap Fee					
Total Water	ФО ОО	Total Irrigation	фо. 00				
Due Now	\$0.00	Due Now	\$0.00				
Reclaimed		***		Pump			
Water		Wastewater		Station			
Meter Size	2 inch	FM/Lateral Size		Meter Size			
Deposit		Impact Fee		Impact Fee			
Meter Install	\$1,275.00			Deposit			
Tap Size		Tap Size		Meter Install			
Tap Fee		Tap Fee		Tap Size			
				Tap Fee			
Total Reclaim Due Now	\$1,756.00	Total Wastewater Due Now	\$0.00	Total PS Due Now	\$0.00		
TOTALS:		Due Now		110W			
		<u> </u>					
Water Total		\$0.00		C			
Irrigation Total		\$0.00	Owner/Develop	<u>er</u> Grand	\$1,756.00		
Fire Protection		\$0.00	Total Due Now				
Total		Ψ0.00					
Reclaimed		\$1,756.00					
Water Total							
Wastewater		\$0.00					
Total		+	4				
Pump Station		\$0.00					
Total Engineering			-				
Plan Review		\$0.00					
TIAII NEVIEW			1				

Processed By: Denise Dillingham Date: 1/22/2025

Service fees and charges are valid from October 1, 2024, through September 30, 2025. All costs are subject to chan All Fees Subject to Utilities Customer Services Department verification. verified 01.23.25 ctravers

Agenda Page 48



Phone: (727) 847-8131

Billing Information

Two Rivers West CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607 districtinvoices@inframark.com

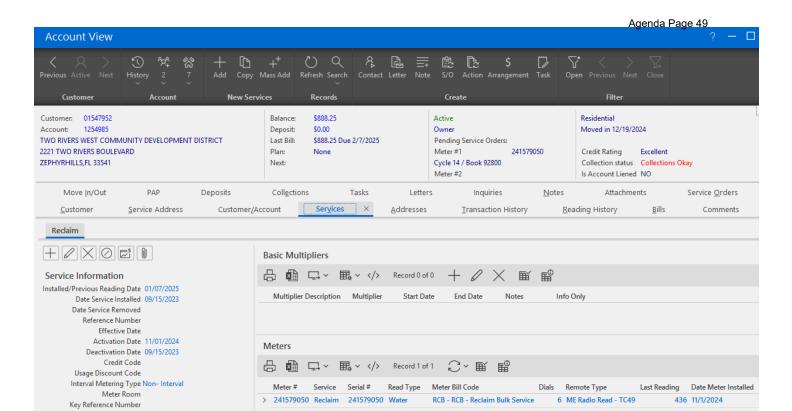
Transaction Detail

EFT (Check)

XXXXXXXXX5637 1/23/2025 2:48:28 PM PAYMENT PROCESSED 836117

Invoices

Туре	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV20251231 34620285	Account Number: 1299905 Customer Number: 01547952 Customer Name: Two Rivers West CDD Service Address Street Number and Na me: 36442 Hillridge Trail Zephyrhills, FL Email Address: districtinvoices@inframa rk.com Phone Number: 8138737300 Payment Amount: 1756.00	\$1,756.00
		SUBTOTAL	\$1,756.00
		SERVICE FEE	\$2.50
		GRAND TOTAL	\$1,758.50



SERVICE FEES & CHARGES DATA SHEET

1/22/2025 PCU No: 05-148.48

Project Name: B1/B2 Ph2 POC G aka: Two Rivers Parcel B2B & B2C

Service Address: 2221 Two Rivers Blvd See Location Diagram

FOR OFFICE USE ONLY - Single Residential or Commercial

Water		Irrigation		Fire Protection	Yes/No QTY
Meter Size		Meter Size		Private Hydrant(s)	
Connection Fee		Connection Fee		County Owned Hydrant(s)	
Deposit		Deposit		Sprinklers	
Meter Install		Meter Install		Fire Line Size	
Tap Size		Tap Size			
Tap Fee		Tap Fee			
Total Water Due Now	\$0.00	Total Irrigation Due Now	\$0.00		
Reclaimed				Pump	
Water		Wastewater		Station	
Meter Size	2 inch	FM/Lateral Size		Meter Size	
Deposit	\$481.00	Impact Fee		Impact Fee	
Meter Install	\$1,275.00			Deposit	
Tap Size		Tap Size		Meter Install	
Tap Fee		Tap Fee		Tap Size	
				Tap Fee	
Total Reclaim Due Now	\$1,756.00	Total Wastewater Due Now	\$0.00	Total PS Due Now	\$0.00
TOTALS:					
Water Total		\$0.00			
Irrigation Total Fire Protection		\$0.00	Owner/Develop	<u>er</u> Grand	\$1,756.00
Fire Protection		\$0.00	Total Due Now		ψ1,730.00
Total .		Ψ0.00			
Reclaimed		\$1,756.00			
Water Total Wastewater Total		\$0.00			
Total Pump Station Total		\$0.00			
Total Engineering Plan Review		\$0.00			

Processed By: Denise Dillingham Date: 1/22/2025

Service fees and charges are valid from October 1, 2024, through September 30, 2025. All costs are subject to chan All Fees Subject to Utilities Customer Services Department verification. VERIFIED 01.23.2025 CTRAVERS



Pasco County Utilities Dept. Administration Building 19420 Central Boulevard Land O'Lakes, Fl. 34637

Pasco County Utilities Service Connection Application Single Residential Or Commercial

Land O' Lakes (813) 235-6189 - Dade City (352) 521-4274

Owners Name: Two Rivers West CDD	Phon	ie: <u>813-873-73</u>	00	For Office Use: Date Utilities Dept. Rec.:
Billing Address: 2005 Pan Am Circle, Suite 30	00			
City: Tampa		Zip:	33607	Billing Start Date:
Email Address: jayna.cooper@inframark.com	l			Work Order #:
Fed. I.D. No: 87-396322		With evidence	e of ownershir	
				Project Charge #:
Name of Project : <u>B1/B2 Ph2 POC "G"</u>				
Service Address: 2221 Two Rivers Boulevard	, Zephyrhills 33541			PCU Project #:
Parcel I.D. No.: 30 26 21 0120 0B200 0000;	PCU# 05-148.48			05-148.48
				Atlas Map #:
Type of Development (existing or propose	d): in meter			
Service Requirements: Water SAWWA Fixture Units Per Attached Data Sheet	(If more tha	n one buildin	g (Sev	ver service provider)
Anticipated Water Consumption (GPD)				
Fire flow required (GPM) F	ire line size	Numb	er of onsite l	nydrants if applicable
Date service is required by:				
If you are an agent for the owner, plea	ase fill out the fo	ollowing infor	mation:	
Name: Jayna Cooper	Addr	ess: <u>2005 Pan <i>A</i></u>	Am Circle, Suite	300
City: Tampa	Zip:_	33607	Phor	e: <u>813-608-8242</u>
Email Address: _jayna.cooper@inframark.co	om			
Applicant agrees that all necessary consystem improvement costs required w Ordinances. In addition, the Applicant according to County Utility standards of the Pasco County Utilities Departments subject to all the rules and regulations improvements installed on public right must be paid prior to the activation of	ill be at the Own / Owner agrees and specification ent, and shall con pertaining there of ways or with utility services b	ers expense in that all Utility is. All system in titute part ceto. Utility Sys in utility easei	n accordance system impro improvement of the Utility s stem includes ments. All ap	with Pasco County ovements will be installed as shall become the property system of the County and only pipe lines and other
Signature of the Owner: Jayna	Cooper			Date:12/13/2024
Do Not Wri	te In The Space	Below For 0	Office Use On	ly
Acceptable For Review. FDEP Permits		ed.		4/00/0005
Denise Dillin	gham			1/22/2025
Branford N Adumuah, Assistant County (Public Infrastructure Branch)			С	ate

Agenda Page 52



Phone: (727) 847-8131

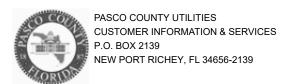
Billing Information

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM CIR 300 TAMPA, FL 33607 districtinvoices@inframark.com

Transaction Detail

Invoices

Туре	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	1254985-01547952	21744898	\$2,163.25
		SUBTOTAL	\$2,163.25
		SERVICE FEE	\$1.85
		GRAND TOTAL	\$2,165.10
			. ,



(813) 235-6012 (727) 847-8131 (352) 521-4285

Agenda Page 53

<u>UtilCustServ@MyPasco.net</u> Pay By Phone: 1-855-786-5344

1 1 1 14-92800

Customer #

EPG TWO RIVERS CLUB LLC

Service Address: 35140 COLSTON AVENUE

Bill Number: 21745853 Billing Date: 1/21/2025

Billing Period: 12/9/2024 to 1/7/2025 TWO RIVERS WEST

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

1293980	01546655
Please use the 15-dig	git number below
whon making a navm	ant through your

Account #

129398001546655

		Pie\	rious	Oui	Territ	"	Consumption	L
Service Meter #	Date	Read	Date	Read	# of Days	in thousands		
					Tran	sactions		
				Previous Bill			112.76	

 Past Due
 112.76

 Current Transactions
 Water

 Water Base Charge
 112.76

 Adjustments

 Late Payment Charge
 11.28

 Total Current Transactions
 124.04

TOTAL BALANCE DUE

\$236.80

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



Please return this portion with payment

 ${\hbox{TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net}}\\$

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

TWO RIVERS WEST

EPG TWO RIVERS CLUB LLC 111 S ARMENIA AVENUE SUITE 201 TAMPA FL 33607 Account # 1293980
Customer # 01546655

Past Due 112.76

Current Transactions 124.04

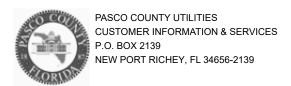
Total Balance Due	\$236.80
Due Date	2/7/2025

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.



(813) 235-6012 (727) 847-8131 (352) 521-4285

Agenda Page 54

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

1 1 1 14-92800

\$17.21

TWO RIVERS PARCEL B4

1511 SUTTONSET PUMP STATION TRAIL Service Address:

21744443 Bill Number: 1/21/2025 Billing Date:

Billing Period: 12/9/2024 to 1/7/2025 TWO RIVERS WEST

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.

Please visit bit.ly/pcurates for additional details.

Account #	Customer #			
1242550	01521895			
Please use the 15-digit number below when making a payment through your				

124255001521895

		Previous		Current		" (5	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Water	241576760	12/9/2024	0	1/7/2025	0	29	0

Transactions **Usage History** Water Previous Bill 6.01 January 2025 0 **Past Due** 6.01 December 2024 0 **Current Transactions** Water Base Charge 10.60 Adjustments Late Payment Charge 0.60 **Total Current Transactions** 11.20

TOTAL BALANCE DUE

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

TWO RIVERS WEST

TWO RIVERS PARCEL B4 EPG TWO RIVERS HOLDINGS VIII LLC 111 S ARMENIA AVENUE SUITE 201 **TAMPA FL 33607**

Account # 1242550 Customer# 01521895 Past Due 6.01 **Current Transactions** 11.20

Total Balance Due \$17.21 2/7/2025 Due Date

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

C/O INFRAMARK
WISE RIVER LANE, LIGHTS
ZEPHYRHILLS, FL 33541

Statement Date: October 29, 2024

Amount Due: \$13,616.50

Due Date: November 19, 2024 **Account #:** 221009418668

Past Due - Pay Immediately

Account Summary

Previous Amount Due \$6,224.49
Payment(s) Received Since Last Statement \$0.00

Past Due - Pay Immediately
Current Month's Charges - Pay by November 19, 2024 \$7,392.01

Amount Due \$13,616.50

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



Scan here to view your account online.



Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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 #: 221009418668

Due Date: November 19, 2024

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.

Payment Amount: \$____

Amount Due:

Past Due - \$6,224.49 Current - \$7,392.01

\$13,616.50

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

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



Rate Schedule: LS-2 Customer Specified Lighting

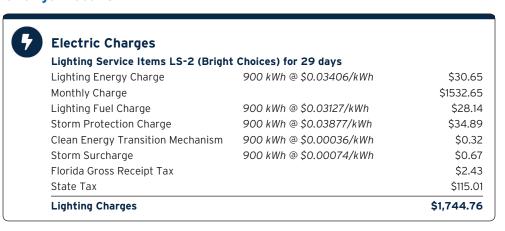
Agenda Page 56

Account #: 221009418668 Statement Date: October 29, 2024 Charges Due: November 19, 2024

Service Period: Sep 20, 2024 - Oct 18, 2024

AN EMERA COMPANY

Charge Details



Other Fees and Charges	
Lighting Late Payment Fee	\$26.17
Total Other Fees and Charges	\$26.17

Billing information continues on next page →

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.



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.



Account #: 221009418668 Statement Date: October 29, 2024 Charges Due: November 19, 2024



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

Service Period: Sep 20, 2024 - Oct 18, 2024 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details



Other Fees and Charges	
Lighting Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Billing information continues on next page →



Account #: 221009418668 Statement Date: October 29, 2024 Charges Due: November 19, 2024



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

Rate Schedule: LS-2 Customer Specified Lighting

Service Period: Sep 20, 2024 - Oct 18, 2024

Charge Details





Total Current Month's Charges

\$7,392.01



Account #: 221009418668 Statement Date: October 29, 2024 Charges Due: November 19, 2024

Important Messages



TWO RIVERS WEST CDD C/O INFRAMARK WISE RIVER LANE, LIGHTS ZEPHYRHILLS, FL 33541 Statement Page Der 26, 2024

Amount Due:

\$5,449.40

Due Date: January 16, 2025 Account #: 221009418668

Account Summary

Current Month's Charges	-\$1,369.22 \$6,818.62
Credit balance after payments and credits	-\$1,369.22
Previous Amount Due Payment(s) Received Since Last Statement Miscellaneous Credits	\$21,119.30 -\$21,119.30

Amount Due by January 16, 2025

\$5,449.40

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.

DEC 3 0 2024

Account #: 221009418668 **Due Date:** January 16, 2025

Amount Due:

\$5,449.40

Payment Amount: \$

692124767202



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.



00000675 FTECO112262423485110 00000 03 01000000 13841 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.



Account #: 221009418668 Statement Date: December 26, 2024 Charges Due: January 16, 2025

Service Period: Nov 19, 2024 - Dec 18, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright		
Lighting Energy Charge	900 kWh @ \$0.03406/kWh	\$30.65
Monthly Charge		\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03127/kWh	\$28.14
Storm Protection Charge	900 kWh @ \$0.03877/kWh	\$34.89
Clean Energy Transition Mechanism	900 kWh @ \$0.00036/kWh	\$0.32
Storm Surcharge	900 kWh @ \$0.00074/kWh	\$0.67
Florida Gross Receipt Tax		\$2.43
Lighting Charges		\$1,629.75

Billing information continues on next page ->

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

Ways To Pay Your Bill



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payments via checking or savings account.



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

Mail A Check

In-Person Payments: Find list of

TECO Payment Agents at TampaElectric.com

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

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:

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.



Rate Schedule: LS-2 Customer Specified Lighting

Service Period: Nov 19, 2024 - Dec 18, 2024

Charge Details

Storm Surcharge Florida Gross Receipt Tax	420 kWh @ \$0.00074/kWh	\$0.13
Clean Energy Transition Mechanism	420 kWh @ \$0.00036/kWh	\$0.15
Storm Protection Charge	420 kWh @ \$0.03877/kWh	\$16.28
Lighting Fuel Charge	420 kWh @ \$0.03127/kWh	\$13.13
Monthly Charge		\$1263.59
Lighting Energy Charge	420 kWh @ \$0.03406/kWh	\$14.3
Lighting Service Items LS-2 (Bright	t Choices) for 30 days	

Billing information continues on next page \longrightarrow



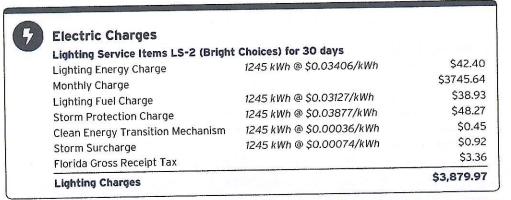


Agenda Page 63
Account #: 221009418668
Statement Date: December 26, 2024
Charges Due: January 16, 2025

Service Period: Nov 19, 2024 - Dec 18, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$6,818.62



INVOICE

Legal Advertising

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

Invoice # 24-01963P Date 10/25/2024

Attn:

Two Rivers West - Inframark 2005 PAN AM CIRCLE STE 300 TAMPA FL 33607 Please make checks payable to: (Please note Invoice # on check) Business Observer 1970 Main Street 3rd Floor Sarasota, FL 34236

Description
Serial # 24-01963P
Notice of Landowners' Meeting for Two Rivers West CDD

\$140.00

RE: Meeting on Tuesday November 19, 2024 for Two Rivers West

Published: 10/25/2024, 11/1/2024

Important Message Paid ()
e our Serial # Pay by credit card online: Total \$140.00

Please include our Serial # on your check

Pay by credit card online: https://legals. businessobserverfl. com/send-payment/

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street 3rd Floor Sarasota, FL 34236 , 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Landowners' Meeting and Election of the Two Rivers West Community Development District

Notice is hereby given to the public and all landowners within the Two Rivers West Community Development District (the "District"), in Pasco County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District.

Tuesday, November 19, 2024 Date:

11:00 a.m. Time:

SpringHill Suites by Marriott Tampa Suncoast Parkway Place:

16615 Crosspointe Run

Land O'Lakes, FL 34648

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special ac-

commodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jayna Cooper, District Manager Oct. 25; Nov. 1, 2024

24-01963P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Down to Earth

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



Invoice:#422540 November 2024

Customer

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

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers West Pond 35072 Big Hawk Drive Zephyrhills, FL 33541

Project/JobInvoice DateDate DueTermsCustomer PO #Two Rivers West Pond Mowing Contract (2024)11/1/202412/1/2024Net 30

Estimate # 91842

<u>Invoice Details</u>					
Description of Services & Items	Unit	Quantity	Rate	Amount	
#91842 - Two Rivers West Pond Mowing Co	\$9,197.78				
LCR003: Pond Maintenance				\$6,041.70	
LCR003: Culdesac and Colston Ave Mainte 8/20/2024	nance - Start			\$3,156.08	

Bil	ling	Questions

Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060

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

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card.

DTELandscape.propertyserviceportal.com

Balance Due	\$9,197.78
Credits/Payments	(\$0.00)
Total	\$9,197.78
Sales Tax	\$0.00
Subtotal	\$9,197.78
Subtotal	\$9,197.78

Down to Earth

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



Invoice:#426849
December 2024

Customer

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

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers West Pond 35072 Big Hawk Drive Zephyrhills, FL 33541

Project/JobInvoice DateDate DueTermsCustomer PO #Two Rivers West Pond Mowing Contract (2024)12/16/20241/15/2025Net 30

Estimate # 91842

<u>Invoice Details</u>							
Description of Services & Items	Unit	Quantity	Rate	Amount			
#91842 - Two Rivers West Pond Mowing Contract (2024)							
LCR003: D2 Pond Maintenance - Start 12/16/24							

Billing Questions Sandra.Ketcher@down2earthinc.com (321)-263-2700 ext 5060	Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit	Subtotal Sales Tax	\$785.43 \$0.00
Visit us at https://dtelandscape.com for all	card.	Total	\$785.43
other questions or concerns.	DTELandscape.propertyserviceportal.com	Credits/Payments	(\$0.00)
	1		
		Balance Due	\$785.43

TWO RIVERS WEST CDD

MEETING DATE: January 21, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister *	/	Accept	\$200
Thomas Spence	/	Accept	\$200
Ryan Motko		Accept	\$200
Mike Rainer		Accept	\$200
Carlos de la Ossa		Accept	\$200

DMS Staff Signature Jayna Cooper

TWO RIVERS WEST CDD

MEETING DATE: January 21, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister *	/	Accept	\$200
Thomas Spence	/	Accept	\$200
Ryan Motko		Accept	\$200
Mike Rainer		Accept	\$200
Carlos de la Ossa		Accept	\$200

DMS Staff Signature Jayna Cooper



INVOICE Agenda Pagpade of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2332255 December 12, 2024 215616742 175060 215616742

Bill To

Two Rivers West Community Development District Accounts Payable c/o Inframark 210 North University Drive, Suite 702 Coral Springs FL 33071 United States Please Remit To

Stantec Consulting Services Inc. (SCSI) 13980 Collections Center Drive Chicago IL 60693 United States

Project Two Rivers West CDD

Project Manager
Current Invoice Total (USD)

Sahebkar, Hamid 1,216.50 For Period Ending

December 10, 2024

Top Task 2025 2025 FY General Consulting **Professional Services** Current Current **Amount** Category/Employee **Hours** Rate 6.75 160.00 1,080.00 Nurse, Vanessa M Waag, R Tyson (Tyson) 0.75 182.00 136.50 **Subtotal Professional Services** 7.50 1,216.50 Top Task Subtotal 2025 FY General Consulting 1,216.50

Total Fees & Disbursements INVOICE TOTAL (USD)

1,216.50 **1,216.50**

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-11-12	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-13	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-11-15	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-20	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-11-25	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-12-02	215616742	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-12-05	215616742	2025	Direct - Regular	NURSE, VANESSA M	2.50	160.00	400.00	PREPARED NEW OWNERSHIP MAP	
2024-12-06	215616742	2025	Direct - Regular	NURSE, VANESSA M	2.00	160.00	320.00	PREPARED NEW OWNERSHIP MAP	
2024-11-19	215616742	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	182.00	136.50	REVIEW MONTHLY MEETING AGENDA AND MEETING	
								ATTENDANCE.	
			Total Project 215616742		7.50		\$1,216.50		

TWO RIVERS WEST CDD

MEETING DATE: January 21, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT	
Nicholas Dister *	/	Accept	\$200	
Thomas Spence	/	Accept	\$200	
Ryan Motko		Accept	\$200	
Mike Rainer		Accept	\$200	
Carlos de la Ossa		Accept	\$200	

DMS Staff Signature Jayna Cooper

PASCO COUNTY UTILITIES APPLICATION FOR NON-RESIDENTIAL SERVICE

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

I, the undersigned, request water and/or sewer service be turned on at the below premise(s), to be supplied through a meter, and agree to pay all monthly bills within fifteen (15) days, at the established rates, for all water and/or sewer service received and/or consumed. I further agree to comply with all regulations of PCU and will not permit any additional taps or lines to be made or attached to the waterlines on the premise. In addition, I understand that the service(s) being applied for below is to service only the premise(s) listed on this application.

I agree that any PCU employee or authorized agent shall have access to the premise(s) at any and all reasonable hours for the purpose of conducting normal business while water and/or sewer services are being supplied, without being liable for either personal or property damages of any kind whatsoever. In the event of nonpayment, any service(s) can be disconnected by PCU. Before said service is reconnected, all outstanding bills must be paid in full in addition to a reconnection fee at the prevailing rate. The reconnection fee is due and payable in advance before service is restored, even if meter has not been removed or disconnected.

IF APPLICABLE: I agree to pay any and all fees before the service is turned on at the premise(s). I will pay all damages to any PCU property and/or meters, and if not paid upon presentation of bill, service(s) may be discontinued.

This contract will remain in full force and effect until <u>written</u> notice has been received by Pasco County Utilities to discontinue service. The deposit made with this application will bear no interest and will be applied to this account upon written notice to discontinue service, or after the applicant has fulfilled twenty-four (24) months of consecutive service with no late payments or dishonored checks.

I HAVE READ THE A	BOVE AGRE	EMENT AND U	NDERSTAND	THE CON	TENTS:	DATE:	1/23/2025	
APPLICANT SIGNAT	URE:				РНО	NE NUMBER:	Phone Numbe	r
CUSTOMER NO:	01547952	ACCOUNT NO	: 1299905	OWNE	R/TENANT:	Owner		
CUSTOMER NAME:	TWO RIVER	RS WEST COMM	UNITY DEVE	LOPMENT	DISTRICT			
EMAIL:								
SERVICE ADDRESS	: STR	EET ADDRESS:	36442 HILLI	RIDGE TR	AIL - POC 'E'			
	SUB	DIVISION: TWO	RIVERS-SE					
MAILING ADDRESS	stri	EET ADDRESS:	2005 PAN A	AM CIRCLE	≣ 300			
	CITY	/STATE/ZIP COL	DE: TAMPA F	L 33607	SERVICE DA	TE: Service C	order Completion [Date

PCU NUMBER: 05-148.24

RECLAIMED WATER DEPOSIT FEE: \$481.00

METER FEE 1: 2" Reclaimed \$1275.00



Pasco County Utilities Dept. Administration Building 19420 Central Boulevard Land O'Lakes, Fl. 34637

Pasco County Utilities Service Connection Application Single Residential Or Commercial

Land O' Lakes (813) 235-6189 - Dade City (352) 521-4274

					For Office Use:
Owners Name: Two Rivers West CDD	Phon	e: <u>813-873-73</u>	300		Date Utilities Dept. Rec.:
Billing Address: 2005 Pan Am Circle, Suite 300					Dilling Chart Data:
City: Tampa	State: FL	Zip:	33607		Billing Start Date:
Email Address: jayna.cooper@inframark.com					Work Order #:
Fed. I.D. No: <u>87-396322</u>		With evidence	ce of owners		
Name of Project : E1 Ph A - POC "E"					Project Charge #:
Service Address: 36442 Hillridge Trail, Zephyrhills,	FL 33541			_	PCU Project #:
Parcel I.D. No.: <u>28 26 21 0000 00100 0030; PCU</u> #	05-148.24				05-148.24
Type of Development (existing or proposed): 2					Atlas Map #:
Service Requirements:WaterSewer AWWA Fixture Units Per Attached Data Sheet Anticipated Water Consumption (GPD) Fire flow required (GPM) Fire librate service is required by: If you are an agent for the owner, please for Name: Jayna Cooper City: Tampa Email Address:iayna.cooper@inframark.com	(If more that provide a list Maximum ne size ill out the form Zip:	n one buildir It for each str Im Flow (GPI Num Num Illowing infor	ng (S ructure) Pa M) ber of onsit r mation: Am Circle, Sui	Sewer asco C Irriga te hydi	service provider) Septic Other O ition/Reuse (GPD) rants if applicable
Applicant agrees that all necessary connect system improvement costs required will be Ordinances. In addition, the Applicant / Ow according to County Utility standards and so of the Pasco County Utilities Department, a subject to all the rules and regulations per improvements installed on public right of w must be paid prior to the activation of utility Signature of the Owner:	cion fees and at the Owner agrees to pecification and shall cortaining there ways or within ty services b	ers expense i hat all Utility s. All system astitute part o to. Utility Sy n utility ease	n accordand system impimprovement of the Utilities stem includencements. All	ce wit provei ents sh cy syste des on	h Pasco County ments will be installed nall become the property em of the County and ly pipe lines and other
Do Not Write In	The Space E	Below For	Office Use (Only	
Acceptable For Review. FDEP Permits Man Denise Dillingham	y Be Require	d.		1/22	2/2025
Branford N Adumuah, Assistant County Adı (Public Infrastructure Branch)	ministrator		<u> </u>	Date	

SERVICE FEES & CHARGES DATA SHEET

1/22/2025 PCU No: 05-148.24

Project Name: E1 PhA POC E -aka Two Rivers Parcel E1PhA

Service Address: 36442 Hillridge Trail See Location Diagram

FOR OFFICE USE ONLY - Single Residential or Commercial

TOR OFFICE	CDE CIVET	Single Residenti	ar or commer	crar	
Water		Irrigation		Fire	Yes/No QTY
		8		Protection	
Meter Size		Meter Size		Private	
Wieter Size		Wieter Size		Hydrant(s)	
				County	
Connection Fee		Connection Fee		Owned	
				Hydrant(s)	
Deposit		Deposit		Sprinklers	
Meter Install		Meter Install		Fire Line Size	
Tap Size		Tap Size			
Tap Fee		Tap Fee			
Total Water	ФО ОО	Total Irrigation	фо. 0.0		
Due Now	\$0.00	Due Now	\$0.00		
Reclaimed				Pump	
Water		Wastewater		Station	
	2: 1	EN I/I . 1 G'			
Meter Size	2 inch	FM/Lateral Size		Meter Size	
Deposit		Impact Fee		Impact Fee	
Meter Install	\$1,275.00	•		Deposit	
Tap Size		Tap Size		Meter Install	
Tap Fee		Tap Fee		Tap Size	
				Tap Fee	
Total Reclaim Due Now	\$1,756.00	Total Wastewater Due Now	\$0.00	Total PS Due Now	\$0.00
TOTALS:		Due 11011		11011	
Water Total		\$0.00			
Irrigation Total			Owner/Develop	er Grand	
Fire Protection		\$0.00	Total Due Now	<u>Cr</u> Grana	\$1,756.00
		\$0.00	Total Due 110W		
Total Reclaimed					
Water Total		\$1,756.00			
Wastewater			1		
Total		\$0.00			
Pump Station		.	1		
Total		\$0.00			
Engineering			1		
Plan Review		\$0.00			

Processed By: Denise Dillingham Date: 1/22/2025

Service fees and charges are valid from October 1, 2024, through September 30, 2025. All costs are subject to chan All Fees Subject to Utilities Customer Services Department verification. verified 01.23.25 ctravers

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending January 31, 2025

Prepared by:

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

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL FUND	SERIES 2022 DEBT SERVICE FUND		SERIES 2022 (PROJECT) EBT SERVICE FUND	SERIES 202 DEBT SERVI FUND		SERIES 2024 EBT SERVICE FUND	SERIES CAPIT PROJE FUN	CTS	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	(I	ERIES 2023 PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	L	GENERAL ONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>																
Cash - Operating Account	\$ 68,533	\$	- \$	-	\$	- \$	-	\$	-	\$ -	- \$	-	\$ -	. \$	- \$	68,533
Cash in Transit	-	9,759	9	-		-	-		-	-	-	-			-	9,759
Due From Developer	130,719		-	-		-	-		-	-	-	-			-	130,719
Due From Other Funds	7,063		-	-	416,5	61	-		-	-	-	48,100	1,169)	-	472,893
Investments:																
Acq. & Const. (Offsite Project)	-		-	-		-	-		-	2,009)	-	-	•	-	2,009
Acquisition & Construction Account	-		-	-		-	-		-	-	-	62,230	3,972,038	3	-	4,034,268
Interest Account	-		-	-		-	1,169		-	654,595	5	-	-	•	-	655,764
Reserve Fund	-		-	1,439,688	830,9	75	1,282,791		-	-	-	-	-	•	-	3,553,454
Revenue Fund	-		-	806,872	510,1	86	21,386		-	-	-	-	-	•	-	1,338,426
Utility Deposits	5,738		-	-		-	-		-	-	-	-	-	•	-	5,738
Amount Avail In Debt Services	-		-	-		-	-		-	-	-	-	-	•	13,612,178	13,612,178
Amount To Be Provided	-		-	-		-	-		-	-	-	-			17,407,822	17,407,822
TOTAL ASSETS	\$ 212,053	\$ 9,759	\$	2,246,560	\$ 1,757,7	04 \$	1,305,346	\$	-	\$ 656,604	\$	110,330	\$ 3,973,207	\$	31,020,000 \$	41,291,563
<u>LIABILITIES</u>																
Accounts Payable	\$ 51,932	\$	- \$	-	\$	- \$	-	\$	-	\$ -	- \$	-	\$ -	. \$	- \$	51,932
Deferred Revenue	17,655		-	-		-	-		-	-		-	-	•	-	17,655
Bonds Payable - Series 2023	-		-	-		-	-		-	-	-	-	-		11,270,000	11,270,000
Due To Other Funds	-	381,28	7	42,681		-	1,169	3	39,264	8,492	2	-			-	472,893
Revenue Bonds Payable-LT	-		-	-		-	-		-	-	-	-	-		19,750,000	19,750,000
TOTAL LIABILITIES	69,587	381,287	7	42,681		-	1,169	3	39,264	8,492	2	-			31,020,000	31,562,480

Balance Sheet

As of January 31, 2025 (In Whole Numbers)

							SERIES 2022	SERIES 2023			
			SERIES 2022			SERIES 2022	(PROJECT)	(PROJECT)	SERIES 2024		
		SERIES 2022	(PROJECT)	SERIES 2023	SERIES 2024	CAPITAL	CAPITAL	CAPITAL	CAPITAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	PROJECTS	PROJECTS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES											
Restricted for:											
Debt Service	-	-	2,203,879	1,757,704	1,304,177	-	-	-	-	-	5,265,760
Capital Projects	-	-	-	-	-	-	648,112	110,330	3,973,207	-	4,731,649
Unassigned:	142,466	(371,528)	-	-	-	(39,264)	-	-	-	-	(268,326)
TOTAL FUND BALANCES	142,466	(371,528)	2,203,879	1,757,704	1,304,177	(39,264)	648,112	110,330	3,973,207	-	9,729,083
TOTAL LIABILITIES & FUND BALANCES	\$ 212,053	\$ 9,759	\$ 2,246,560	\$ 1,757,704	\$ 1,305,346	\$ -	\$ 656,604	\$ 110,330	\$ 3,973,207	\$ 31,020,000 \$	41,291,563

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>							
Special Assmnts- Tax Collector	\$	520,845	\$ -	\$	(520,845)	0.00%	
Special Assmnts- CDD Collected		-	157,220		157,220	0.00%	
Developer Contribution		-	61,798		61,798	0.00%	
OTAL REVENUES		520,845	219,018		(301,827)	42.05%	
EXPENDITURES							
Administration							
Supervisor Fees		12,000	3,000		9,000	25.00%	
ProfServ-Dissemination Agent		19,500	1,767		17,733	9.06%	
ProfServ-Info Technology		600	125		475	20.83%	
ProfServ-Recording Secretary		2,400	750		1,650	31.25%	
ProfServ-Tax Collector		1,200	-		1,200	0.00%	
ProfServ-Trustee Fees		6,500	-		6,500	0.00%	
District Counsel		9,500	20,117		(10,617)	211.76%	
District Engineer		9,500	3,856		5,644	40.59%	
Administrative Services		4,500	2,708		1,792	60.18%	
District Manager		25,000	16,326		8,674	65.30%	
Accounting Services		9,000	6,242		2,758	69.36%	
Auditing Services		6,000	6,000		-	100.00%	
Website Compliance		1,600	-		1,600	0.00%	
Postage, Phone, Faxes, Copies		500	6		494	1.20%	
Rentals & Leases		600	533		67	88.83%	
Public Officials Insurance		2,574	2,574		-	100.00%	
Legal Advertising		3,500	351		3,149	10.03%	
Bank Fees		200	-		200	0.00%	
Financial & Revenue Collections		1,200	500		700	41.67%	
Meeting Expense		1,000	-		1,000	0.00%	
Website Administration		1,200	250		950	20.83%	
Miscellaneous Expenses		250	=		250	0.00%	
Office Supplies		100	-		100	0.00%	
Dues, Licenses, Subscriptions		175	 175			100.00%	
Total Administration		118,599	 65,280		53,319	55.04%	
Electric Utility Services							
Utility - Electric		=	 47,688		(47,688)	0.00%	
Total Electric Utility Services		-	 47,688		(47,688)	0.00%	
Utility Services							
Utility - Water		=	 1,643		(1,643)	0.00%	
Total Utility Services	<u>-</u>	-	1,643		(1,643)	0.00%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	10,188	27,812	26.81%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	-	25,000	0.00%
Landscape Maintenance	300,000	40,323	259,677	13.44%
Total Other Physical Environment	372,246	53,345	318,901	14.33%
Contingency				
Misc-Contingency	30,000	5,000	25,000	16.67%
Total Contingency	30,000	5,000	25,000	16.67%
TOTAL EXPENDITURES	520,845	172,956	347,889	33.21%
Excess (deficiency) of revenues				
Over (under) expenditures		46,062	46,062	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		96,404		
FUND BALANCE, ENDING		\$ 142,466		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2022 Debt Service Fund (200) (In Whole Numbers)

	Α	ANNUAL DOPTED	YE	EAR TO DATE		RIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION		BUDGET		ACTUAL	FAV(UNFAV)		ADOPTED BUD
<u>REVENUES</u>							
Special Assmnts- CDD Collected	\$	-	\$	42,215	\$	42,215	0.00%
TOTAL REVENUES		-		42,215		42,215	0.00%
<u>EXPENDITURES</u>							
Debt Service							
Interest Expense				416,791		(416,791)	0.00%
Total Debt Service				416,791		(416,791)	0.00%
TOTAL EXPENDITURES		-		416,791		(416,791)	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures				(374,576)		(374,576)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				3,048			
FUND BALANCE, ENDING			\$	(371,528)			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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	\$ -	\$	27,525	\$	27,525	0.00%
Special Assmnts- Tax Collector	1,439,013		=		(1,439,013)	0.00%
Special Assmnts- CDD Collected	-		807,945		807,945	0.00%
TOTAL REVENUES	1,439,013		835,470		(603,543)	58.06%
EXPENDITURES Debt Service						
Principal Debt Retirement	270,000		-		270,000	0.00%
Interest Expense	1,169,013		588,050		580,963	50.30%
Total Debt Service	1,439,013		588,050		850,963	40.86%
TOTAL EXPENDITURES	1,439,013		588,050		850,963	40.86%
Excess (deficiency) of revenues						
Over (under) expenditures			247,420		247,420	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,956,459			
FUND BALANCE, ENDING		\$	2,203,879			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 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	\$ -	\$ 18,684	\$ 18,684	0.00%
Special Assmnts- Tax Collector	829,481	-	(829,481)	0.00%
Special Assmnts- CDD Collected	-	390,994	390,994	0.00%
TOTAL REVENUES	829,481	409,678	(419,803)	49.39%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	160,000	-	160,000	0.00%
Interest Expense	669,482	-	669,482	0.00%
Total Debt Service	829,482		829,482	0.00%
TOTAL EXPENDITURES	829,482	-	829,482	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(1)	409,678	409,679	-40967800.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1)	-	1	0.00%
TOTAL FINANCING SOURCES (USES)	(1)	-	1	0.00%
Net change in fund balance	\$ (1)	\$ 409,678	\$ 409,681	-40967800.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		\$ 1,757,704	=	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2024 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL			ARIANCE (\$)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES							
Interest - Investments	\$	-	\$	(206,374)	\$	(206,374)	0.00%
Special Assmnts- CDD Collected		=		76,281		76,281	0.00%
TOTAL REVENUES		-		(130,093)		(130,093)	0.00%
EXPENDITURES							
Debt Service							
Interest Expense		-		460,412		(460,412)	0.00%
Total Debt Service				460,412		(460,412)	0.00%
TOTAL EXPENDITURES				460,412		(460,412)	0.00%
Excess (deficiency) of revenues							
Over (under) expenditures				(590,505)		(590,505)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				1,894,682			
FUND BALANCE, ENDING			\$	1,304,177			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2022 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures		- _	<u>-</u> _	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(39,264)		
FUND BALANCE, ENDING		\$ (39,264)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2022 (Project) Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		ANCE (\$) UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>								
Interest - Investments	\$	-	\$	9,619	\$	9,619	0.00%	
TOTAL REVENUES		-		9,619		9,619	0.00%	
EXPENDITURES								
TOTAL EXPENDITURES		-		-		-	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures				9,619		9,619	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				638,493				
FUND BALANCE, ENDING			\$	648,112				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2023 (Project) Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	A	ANNUAL ADOPTED BUDGET	AR TO DATE ACTUAL	NCE (\$) JNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$	-	\$ 912	\$ 912	0.00%
TOTAL REVENUES		-	912	912	0.00%
EXPENDITURES					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures		=	912	 912	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			109,418		
FUND BALANCE, ENDING			\$ 110,330		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2025 Series 2024 Capital Projects Fund (303) (In Whole Numbers)

ACCOUNT DESCRIPTION	4	ANNUAL ADOPTED	ΥI	EAR TO DATE	ARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION		BUDGET		ACTUAL	 AV(UNFAV)	ADOPTED BUD
<u>REVENUES</u>						
Interest - Investments	\$	-	\$	86,184	\$ 86,184	0.00%
TOTAL REVENUES		-		86,184	86,184	0.00%
EXPENDITURES						
Construction In Progress						
Construction in Progress				1,840,793	(1,840,793)	0.00%
Total Construction In Progress		<u>-</u>		1,840,793	 (1,840,793)	0.00%
TOTAL EXPENDITURES		-		1,840,793	(1,840,793)	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures				(1,754,609)	 (1,754,609)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				5,727,816		
FUND BALANCE, ENDING			\$	3,973,207		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

 Statement No.
 01-25
 Statement Date
 01/31/2025

G/L Account No. 101001 Balance	68,682.78	Statement Balance	102,683.01
		Outstanding Deposits	1,128.23
Positive Adjustments	0.00	Subtotal	103,811.24
Subtotal	68,682.78	Outstanding Checks	-35,128.46
Negative Adjustments	0.00		C0 C02 70
Ending G/L Balance	68,682.78	Ending Balance	68,682.78

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
01/10/2025	Payment	BD00017	Cash in Transit	Deposit No. BD00017	23,779.10	23,779.10	0.00 0.00
01/28/2025	Payment	BD00020	Special Assmnts- CDD Collected	581342065	21,385.20	21,385.20	0.00
01/16/2025	Payment	BD00021	Special Assmnts- CDD Collected	Deposit No. BD00021	4,753.20	4,753.20	0.00
Total Deposit	ts				49,917.50	49,917.50	0.00
Checks							
			MAVERICK				0.00
12/19/2024	Payment	1172	BUILDING SOLUTIONS LLC DISCLOSUR	Check for Vendor V00046	-2,046.00	-2,046.00	0.00
01/07/2025	Payment	1173	TECHNOLOGY SERVICES,LLC	Check for Vendor V00039	-5,000.00	-5,000.00	0.00
01/07/2025	Payment	1174	Down To Earth	Check for Vendor V00043	-18,395.56	-18,395.56	0.00
01/07/2025	Payment	1175	INFRAMARK LLC	Check for Vendor V00015	-7,650.00	-7,650.00	0.00
01/07/2025	Payment	1176	SITEX AQUATICS LLC	Check for Vendor V00035	-1,770.00	-1,770.00	0.00
01/07/2025	Payment	1177	STANTEC CONSULTING	Check for Vendor V00020	-1,919.00	-1,919.00	0.00
01/07/2025	Payment	1178	STRALEY ROBIN VERICKER	Check for Vendor V00007	-9,997.50	-9,997.50	0.00
01/14/2025	Payment	1179	INFRAMARK LLC	Check for Vendor V00015	-3,825.00	-3,825.00	0.00
01/14/2025	Payment	1181	SITEX AQUATICS LLC	Check for Vendor V00035	-2,110.00	-2,110.00	0.00
01/14/2025	Payment	1182	STANTEC CONSULTING	Check for Vendor V00020	-720.00	-720.00	0.00
01/14/2025	Payment	1183	STRALEY ROBIN VERICKER	Check for Vendor V00007	-3,887.50	-3,887.50	0.00
01/14/2025	Payment	1184	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-336.66	-336.66	0.00
01/21/2025	Payment	1185	BUSINESS OBSERVER	Check for Vendor V00045	-140.00	-140.00	0.00
01/21/2025	Payment	1186	Down To Earth	Check for Vendor V00043	-6,041.70	-6,041.70	0.00

Bank Account Statement

Two Rivers West CDD

Bank Accou	nt No.	5637					
Statement N	lo.	01-25			Statement Date	01/31/2025	
01/21/2025	Payment	1187	GRAU & ASSOCIATES	Check for Vendor V00033	-6,000.00	-6,000.00	0.00
01/21/2025	Payment	1189	Straley Robin Vericker	Check for Vendor V00007	-3,777.50	-3,777.50	0.00
01/28/2025	Payment	1191	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
01/31/2025	Payment	DD109	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000403	-149.78	-149.78	0.00
01/31/2025	Payment	DD110	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000408	-888.25	-888.25	0.00
01/31/2025	Payment	DD111	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000411	-1,276.85	-1,276.85	0.00
01/31/2025	Payment	DD112	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000415	-1,758.50	-1,758.50	0.00
01/31/2025 Total Checks	Payment	DD113	TAMPA ELECTRIC	Payment of Invoice 000412	-5,449.40 -83,339.20	-5,449.40 -83,339.20	0.00 0.00
Adjustments							
Total Adjusti	ments						
Outstanding	Checks						
12/17/2024	Payment	1163	RYAN MOTKO	Check for Vendor V00016			-200.00
12/19/2024	Payment		RYAN MOTKO	Check for Vendor V00016			-200.00
01/21/2025	Payment	1188	INFRAMARK LLC	Check for Vendor V00015			-3,901.14
01/21/2025	Payment	1190	TWO RIVERS WEST CDD	Check for Vendor V00009			-3,225.98
01/28/2025	Payment	1192	Down To Earth	Check for Vendor V00043			-20,751.84
01/28/2025	Payment	1193	NICHOLAS J. DISTER	Check for Vendor V00010			-200.00
01/28/2025	Payment	1194	STANTEC CONSULTING	Check for Vendor V00020			-1,216.50
01/28/2025	Payment	1195	Straley Robin Vericker	Check for Vendor V00007			-5,033.00
01/28/2025	Payment	1196	THOMAS R. SPENCE	Check for Vendor V00013			-200.00
01/29/2025	Payment	1197	RYAN MOTKO	Check for Vendor V00016			-200.00
Total Outsta	nding Che	:ks					-35,128.46
Outstanding	Deposits						
01/16/2025	Payment	BD00018		Deposit No. BD00018			884.36
01/16/2025	Payment	BD00019		Deposit No. BD00019			243.87
Total Outsta	nding Dep	osits					1,128.23