TWO RIVER WEST COMMUNITY DEVELOPMENT DISTRICT

MARCH 18, 2025 AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

Agenda Page 2

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 Angie Grunwald, Assistant Secretary Brian Lamb, District Secretary Jayna Cooper, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

Regular Meetings Agenda

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

The Regular Meetings of Two Rivers West Community Development District will be held on March 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. Ratification of Special Warranty Deed, Park Square to District (B1-B2 Phases 1 and 2A) Recorded, 4933-7298-4859-1
 - B. Consideration of Resolution 2025-08, Designation of Officers
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the February 18, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures February 2025
 - C. Acceptance of the Financials and Approval of the Check Register for February 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, April 15, 2025 at 11:00 a.m.

Third Order of Business

02/10/2025 08:31 AM Ropt: 2793309 Rec: 18.50 DS: 0.70 IT: 0.00 Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Computable 6

PREPARED BY AND WHEN RECORDED RETURN TO:

Matthew W. McMurtrey, Esq. Lowndes, Drosdick, Doster, Kantor & Reed P.A. Post Office Box 2809 Orlando, Florida 32802 (407) 843-4600

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the day of Followy, 2025 by PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company ("Grantor"), whose mailing address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811, in favor of the TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("Grantee"), whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

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

Tract B-1, Tract B-1A, and Tract B-2 of Two Rivers Parcel B1-B2 Phases 1 and 2A, according to the plat thereof, as recorded in Plat Book 94, Pages 127-137, of the Public Records of Pasco County, Florida (the "Property").

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

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

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

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

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

Signed, Sealed and Delivered in the	Park Square Enterprises, LLC,
Presence of:	a Delaware limited liability company
By: Poxume McCo Name: Poxume McCo Address: 5200 Vineland Rd., Delenda, FL 32811	By: Name: Sucesh bupta Title: Clanager
By: Adal Aggarwal Address: 5200 Vineland Ed., Oclando, FL 328	- - - <u>'</u> 4
STATE OF Florida COUNTY OF Orange	
presence or online notarization, this Sucesh bupta, as Manager Delaware limited liability company, on bel	knowledged before me by means of physical is 3 day of february, 2025, by of Park Square Enterprises, LLC, a half of the company. He is personally known to as identification.
(NOTARY SEAL)	Notary Public Signature
ACHAL ANAND AGGARWAL Commission # HH 215391 Expires January 11, 2026	(Name typed, printed or stamped)

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Two Rivers West Community Development District at a regular business meeting desires to appoint the below recited persons to the offices specified.

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

1.	The following persons are elected to the offices shown, to wit:					
	Carlos de la Ossa	Chairman				
	Nicholas Dister	Vice-Chairman				
	Jayna Cooper	Secretary				
	Leah Popelka	Treasurer				
	Angel Montagna	Assistant Treasurer				
	Ryan Motko	Assistant Secretary				
	Thomas Spence	Assistant Secretary				
	Angie Grunwald	Assistant Secretary				
		Assistant Secretary				
2.	This Resolution shall bec	ome effective immediately upon its adoption.				
PAS	SED AND ADOPTED TH	IS 18TH DAY OF March, 2025.				
ATTEST:		TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT				
Print Name: Secretary/ As	sistant Secretary	Print Name: Chair/ Vice Chair of the Board of Supervisors				

Fourth Order of Business

MINUTES OF MEETING TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Board	of Supervisors of Two Rivers West Community						
2	Development District was held on Tuesday, February 18, 2025, and called to order at 11:18 a.m. at							
3	the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run,							
4	Land O' Lakes, Florida 34638.							
5								
6	Present and constituting a quorum were	e:						
7								
8	Nicholas Dister	Vice Chairperson (via phone)						
9	Tom Spence	Assistant Secretary						
10	Ryan Motko	Assistant Secretary						
11	Angie Grunwald	Assistant Secretary						
12								
13	Also present were:							
14	I G	D' - ' - M						
15	Jayna Cooper	District Manager						
16	John Vericker	District Counsel						
17	Tyson Waag	District Engineer (via phone)						
18	TI CH : CA I							
19	The following is a summary of the dis	cussions and actions taken.						
20	EIDET ADDED AF DUGINEGE	Call to Ondon/Dall Call						
21 22	FIRST ORDER OF BUSINESS	Call to Order/Roll Call						
23	Ms. Cooper called the meeting to order	r, and a quorum was established.						
23 24	Let the record reflect the Oath of Office was a	dministered to Angie Grunwald prior to meeting.						
2 4 25	Let the record reflect the Odin of Office was at	aministerea to Angle Grunwata prior to meeting.						
26	SECOND ORDER OF BUSINESS	Public Comments						
27		present, the next order of business followed.						
28		,						
29	THIRD ORDER OF BUSINESS	Business Items						
30	A. Acceptance of Supervisor Rainer	's Resignation						
31	•							
32	On MOTION by Mr. Dister so	econded by Mr. Spence, with all in						
33		er from the Board, was accepted. 4-0						
34	, ,	, 1						
35	On MOTION by Mr. Dister s	econded by Mr. Motko, with all in						
36	favor, appointment of Angie Gru							
37	raver, appearance of ringic ere	arrara, was accepted to						
38	R Consideration of Resolution 2025	06, Authorizing Boundary Amendment to the						
39	District	ou, Authorizing Doundary Amendment to the						
40	District							
41	On MOTION by Mr. Dister seco	anded by Mr. Motko, with all in						
42	•	orizing Boundary Amendment to the						
43	District, was adopted. 4-0	Dizing Doundary Amendment to the						
Τ.Э	District, was adopted. 7-0							

	Consider action of 110501441011 2020 07,11	dopting Parking and Towing Policies	3
	On MOTION by Mr. Spence seconded	d by Ms. Grunwald, with all in	
	favor, Resolution 2025-07, Adopting	Parking and Towing Policies,	
	was adopted. 4-0		
D	Acceptance of Drainage Easement CDD	to ROERS	
	On MOTION by Mr. Dister seconde	• •	
	favor, Drainage Easement CDD to RO	ERS, was accepted. 4-0	
		Consent Agenda	
	Approval of Minutes of the January 21,		
	Consideration of Operation and Mainte		2
C.	Acceptance of the Financials and Appro	oval of the Check Register for Januar	ry Z
	On MOTION by Mr. Dister seconde	ed by Mr. Metke, with all in	
	favor, the Consent Agenda was approv		
	lavoi, the Consent Agenda was approv	Cu. 4-0	
FIFTH C	RDER OF BUSINESS	Staff Reports	
	District Counsel	Stan Reports	
1 1	Mr. Vericker, reviewed a pipe easeme	ent from the developer to the Distr	ict
	•	in nom me developer to the plan	
recomme	nded preliminary approval.		
	On MOTION by Mr. Dister seconds	· · · · · · · · · · · · · · · · · · ·	
	favor, preliminary acceptance of d	U 1 1	
	developer to District, as discussed was	approved. 4-0	
	D1 . 1 . 1		
	District Engineer		
C	District Manager There being no reports the payt order of l	husings fallowed	
	There being no reports, the next order of b	business followed.	
SIXTH (ORDER OF BUSINESS	Board Members Comments	
	here being none, the next order of business the		
	tere demig none, the new druct of dusiness.		
SEVENT	H ORDER OF BUSINESS	Adjournment	
T1	e being no further business,	J	
	On MOTION by Mr. Dister secon	nded by Mr. Spence, with all in	
	favor, the meeting was adjourned	at 11:36 am. 4-0	
Jayna Co			

2

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
Down To Earth	1/27/2025	130822	\$2,285.33	\$2,285.33	Pond Mowing
Down To Earth	2/1/2025	131858	\$24,937.71	\$24,937.71	Monthly Contract
Down To Earth	12/1/2024	125788	\$9,197.78	\$9,197.78	Landscape Services
INFRAMARK LLC	2/1/2025	142894	\$750.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142894	\$375.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142894	\$2,083.33		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142894	\$50.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142894	\$100.00		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142894	\$416.67		MANAGEMENT FEE
INFRAMARK LLC	2/1/2025	142894	\$50.00	\$3,825.00	MANAGEMENT FEE - Financial and Revenue Collection
INFRAMARK LLC	1/3/2025	141127	\$750.00		MANAGEMENT FEE - Accounting
INFRAMARK LLC	1/3/2025	141127	\$375.00		MANAGEMENT FEE - Admin
INFRAMARK LLC	1/3/2025	141127	\$2,083.33		MANAGEMENT FEE - DM
INFRAMARK LLC	1/3/2025	141127	\$50.00		MANAGEMENT FEE - Recording Secretary
INFRAMARK LLC	1/3/2025	141127	\$100.00		MANAGEMENT FEE - Rentals and Leases
INFRAMARK LLC	1/3/2025	141127	\$416.67		MANAGEMENT FEE - Dissemination Services
INFRAMARK LLC	1/3/2025	141127	\$50.00	\$3,825.00	MANAGEMENT FEE - Financial and Revenue Collection
SITEX AQUATICS LLC	1/1/2025	9418-B	\$6,308.00	\$6,308.00	Monthly Aquatics Service
SITEX AQUATICS LLC	2/1/2025	9513-B	\$6,308.00	\$6,308.00	MONTHLY SERV
STANTEC CONSULTING	2/6/2025	2354015	\$2,845.75	\$2,845.75	District Engineer
STRALEY ROBIN VERICKER	2/5/2025	25956	\$9,954.45	\$9,954.45	PROF SVCS THRU Jan 2025
Monthly Contract Subtotal			\$69,487.02	\$69,487.02	
Variable Contract					
ANGIE GRUNWALD	2/18/2025	AG 02182025	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	2/18/2025	ND 02182025	\$200.00	\$200.00	SUPERVISOR FEES
RYAN MOTKO	2/18/2025	RM 02182025	\$200.00	\$200.00	SUPERISOR FEES
THOMAS R. SPENCE	2/18/2025	TS 02182025	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$800.00	\$800.00	
Utilities					

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES SERVICE	2/19/2025	21905474	\$345.06	\$345.06	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES SERVICE	2/19/2025	21905472	\$300.51	\$300.51	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES SERVICE	2/19/2025	21905478	\$89.10	\$89.10	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES SERVICE	2/19/2025	21905475	\$87.48	\$87.48	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES SERVICE	2/19/2025	21905476	\$199.26	\$199.26	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES SERVICE	2/19/2025	21905018	\$4.59	\$4.59	SERVICE 01/07/25 - 02/06/25
TAMPA ELECTRIC	2/3/2025	02032025 8668	\$12,092.56	\$12,092.56	Electric
TAMPA ELECTRIC	1/27/2025	01272025 8668	\$6,809.70	\$6,809.70	Service 12/19/2024 - 01/21/2025
Utilities Subtotal			\$19,928.26	\$19,928.26	
Regular Services					
ADA SITE COMPLIANCE	12/23/2024	INV-11652	\$1,500.00	\$1,500.00	Website ADA Compliance
INFRAMARK LLC	1/27/2025	142150	\$1.38	\$1.38	postage
INFRAMARK LLC	2/18/2025	143858	\$32.64	\$32.64	Meeting Space
Regular Services Subtotal			\$1,534.02	\$1,534.02	
Additional Services					
Down To Earth	1/29/2025	132050	\$1,650.00	\$1,650.00	One Time Cleanup - M/I
INFRAMARK LLC	2/18/2025	143858	\$22.34	\$22.34	Domain Renewal
INFRAMARK LLC	2/18/2025	143858	\$11.73	\$11.73	Postage
TWO RIVERS WEST CDD	2/4/2025	242025	\$8,773.65	\$8,773.65	Series 2022 off roll debt service
Additional Services Subtotal			\$10,457.72	\$10,457.72	
TOTAL			\$102,207.02	\$102,207.02	

Down to Earth

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



Invoice:#480822 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
Outbook (2005)1/27/20252/26/2025Net 30

Estimate # 103495

Contract (2025)

<u>Invoice Details</u>						
Description of Services & Items	Unit	Quantity	Rate	Amount		
#103495 - Two Rivers West Pond Mowing Contract (2025)						
LCR003: Pond Bank Maint (3 Ponds) - Start 1/27/25						
LCR003: Pond Bank Maint (14 Ponds) - Start 1/27/25						
LCR003: Pond Bank Maint (13 Ponds) - Start 1/27/25						
LCR003: Roadway Addendum 2 - Start 1/27/25						
LCR003: Roadway Addendum 3 - Start 1/27	/25			\$259.86		

Billing 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

Subtotal	\$2,285.33
Sales Tax	\$0.00
Total	\$2,285.33
Total Credits/Payments	\$2,285.33 (\$0.00)

Balance Due

\$2,285.33

Down to Earth

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



Invoice:#431858 February 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)2/1/20253/3/2025Net 30

Estimate # 103495

<u>Invoice Details</u>						
Description of Services & Items	Unit	Quantity	Rate	Amount		
#103495 - Two Rivers West Pond Mowing Co	ontract (2025)			\$24,937.71		
LCR003: Pond Maintenance				\$6,041.70		
LCR003: Culdesac and Colston Ave Mainten 8/20/2024	ance - Start			\$3,156.08		
LCR003: D2 Pond Maintenance - Start 12/16/24				\$1,570.85		
LCR003: Pond Bank Maint (3 Ponds) - Start 1/27/25				\$1,302.32		
LCR003: Pond Bank Maint (14 Ponds) - Start 1/27/25				\$4,918.96		
LCR003: Pond Bank Maint (13 Ponds) - Start	t 1/27/25			\$5,116.75		
LCR003: Roadway Addendum 2 - Start 1/27/2	25			\$1,219.92		
LCR003: Roadway Addendum 3 - Start 1/27/2	25			\$1,611.13		

Billing 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

 Subtotal
 \$24,937.71

 Sales Tax
 \$0.00

 Total
 \$24,937.71

 Credits/Payments
 (\$0.00)

Balance Due \$24,937.71

Down to Earth

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



Invoise:#425788
December 2024

PAST DUE

Property / Project Address

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

Customer

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

Wesley Chapel, Florida, 33544

Project/JobInvoice DateDate DueTermsCustomer PO #Two Rivers West Pond Mowing Contract (2024)12/1/202412/31/2024Net 30

Estimate # 91842

<u>Invoice Details</u>						
Description of Services & Items	Unit	Quantity	Rate	Amount		
#91842 - Two Rivers West Pond Mowing Contract (2024)						
LCR003: Culdesac and Colston Ave Maintenance - Start 8/20/2024						
LCR003: Pond Maintenance				\$6,041.70		

Billing 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



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

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

Services provided for the Month of: February 2025

INVOICE# 142894 CUSTOMER ID

C2411

INVOICE

DATE

2/1/2025

NET TERMS Net 30

DUE DATE 3/3/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	50.00		50.00
Recording Secretary	1	Ea	50.00		50.00
Rental & Leases	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

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

Services provided for the Month of: January 2025

INVOICE# 141127 CUSTOMER ID C2411

PO#

INVOICE

DATE 1/3/2025

NET TERMS

Net 30

DUE DATE 2/2/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	50.00		50.00
Recording Secretary	1	Ea	50.00		50.00
Rental & Leases	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

Sitex Aquatics, LLC PO Box 917 Parrish, FL 34219 office@sitexaquatics.com +1 (813) 564-2322



Bill to

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

Invoice details

Invoice no.: 9418-B Terms: Net 30

Invoice date: 01/01/2025 Due date: 01/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 54 Waterways			
2.		Aquatic Maintenance	13 waterways	1	\$1,770.00	\$1,770.00
3.		Aquatic Maintenance	B1/B2 16 waterways	1	\$1,990.00	\$1,990.00
4.		Aquatic Maintenance	B3 18 waterways	1	\$2,039.00	\$2,039.00
5.		Aquatic Maintenance	E 3 Waterways	1	\$509.00	\$509.00

Total \$6,308.00

INVOICE

Sitex Aquatics, LLC PO Box 917 Parrish, FL 34219 office@sitexaquatics.com +1 (813) 564-2322



Bill to

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

Invoice details

Invoice no.: 9513-B Terms: Net 30

Invoice date: 02/01/2025 Due date: 03/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 54 Waterways			
2.		Aquatic Maintenance	13 waterways	1	\$1,770.00	\$1,770.00
3.		Aquatic Maintenance	B1/B2 16 waterways	1	\$1,990.00	\$1,990.00
4.		Aquatic Maintenance	B3 18 waterways	1	\$2,039.00	\$2,039.00
5.		Aquatic Maintenance	E 3 Waterways	1	\$509.00	\$509.00

Total \$6,308.00



INVOICE

Agenda Pag₽dge 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2354015 February 6, 2025 238202127 175060 238202127

Bill To

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

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center

Drive

Chicago IL 60693 United States

Project	Two	Rivers	West	CDD.
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Project Manager Current Invoice Total (USD) Stewart, Tonja L 2,845.75 Contract Upset Contract Billed to Date 6,364.50 2,845.75

For Period Ending February 1, 2025

2025 2025 FY General Consulting

Professional Services

Top Task

		Current		Current	
Billing Level		Hours	Rate	Amount	
Level 06	Medcalf, Wyatt J	0.50	150.00	75.00	
Level 07	Nurse, Vanessa M	7.50	160.00	1,200.00	
Level 07	Nurse, Vanessa M	4.75	167.00	793.25	
Level 10	Waag, R Tyson (Tyson)	3.75	182.00	682.50	
Level 10	Waag, R Tyson (Tyson)	0.50	190.00	95.00	
	Subtotal Professional Services	17.00	_	2,845.75	

Top Task Subtotal

2025 FY General Consulting

2,845.75

Total Fees & Disbursements INVOICE TOTAL (USD)

2,845.75 **2,845.75**

Net Due in 30 Days 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. #
2024-12-09	238202127	2025	Direct - Regular	MEDCALF, WYATT J	0.50	150.00	75.00	GIS PARCEL IDENTIFICATION AND EXPORT TO CAD	
			•	,					
2024-12-10	238202127	2025	Direct - Overtime	NURSE, VANESSA M	3.00	160.00	480.00		
2024-12-10	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	PREPARED NEW OWNERSHIP MAP	
2024-12-11	238202127	2025	Direct - Overtime	NURSE, VANESSA M	3.50	160.00	560.00	PREPARED NEW OWNERSHIP MAP	
2025-01-07	238202127	2025	Direct - Overtime	NURSE, VANESSA M	0.25	167.00	41.75	PREPARED NEW OWNERSHIP MAP	
2025-01-07	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.25	167.00	208.75	PREPARED NEW OWNERSHIP MAP	
2025-01-08	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50	PREPARED NEW OWNERSHIP MAP	
2025-01-14	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-01-22	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-01-23	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED EPG MAPPING ONEDRIVE FOLDER	
2025-01-29	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2024-12-02	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW EMAIL CORRESPONDENCE REGARDING PUBLIX	
								PARCEL. FOLLOW UP REGARDING MAPPING.	
2024-12-09	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	REVIEW INFRASTRUCTURE COST SHARING AGREEMENT AN	ID
								EXHIBIT B.	
2024-12-11	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	182.00	182.00	OWNERSHIP MAPPING. CAD UPDATES.	
2024-12-17	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW AGENDA AND MONTHLY BOARD MEETING	
			C	,				ATTENDANCE	
2024-12-20	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	182.00	273.00	UPDATE MAINTENANCE AND OWNERSHIP MAPPING.	
2025-01-21	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MEETING ATTENDANCE.	
				, , , , , , , , , , , , , , , , , , , ,					
			Total Project 238202127		17.00		\$2.845.75		

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

February 05, 2025
Client: 001578
Matter: 000001
Invoice #: 25956

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	CAW	REVIEW RECORDED SPECIAL WARRANTY DEED FROM M/I HOMES TO THE DISTRICT FOR PARCEL B3; DISTRIBUTE SAME AND SAVE TO FILE.	0.2	\$65.00
1/2/2025	МВ	REVIEW SITEX PROPOSAL FOR POND MAINTENANCE ADDENDUM, POND MAINTENANCE SERVICES AGREEMENT AND ADDENDUM #1; PREPARE POND MAINTENANCE ADDENDUM #2; REVIEW DOWN TO EARTH POND BANK AND STREET MOWING PROPOSALS; REVIEW MASTER POND BANK MOWING AGREEMENT.	3.9	\$1,267.50
1/3/2025	JMV	REVIEW EMAIL FROM C. DE LA OSSA; REVIEW EASEMENT; DRAFT EMAIL TO C. DE LA OSSA.	0.6	\$225.00
1/3/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM MULTIFAMILY PROPERTY'S COUNSEL REGARDING REQUESTED CHANGES TO THE DRAINAGE EASEMENT; REVIEW PRIOR FORM OF DRAINAGE EASEMENT; PREPARE REDLINE EDITS TO DRAINAGE EASEMENT INCORPORATING REQUESTED CHANGES.	1.5	\$487.50
1/3/2025	MB	PREPARE ADDENDUM #1 TO MASTER POND BANK MOWING SERVICES AGREEMENT.	2.1	\$682.50
1/6/2025	JMV	REVIEW EMAIL FROM G. CAROTHERS; REVIEW DRAINAGE PLAN; DRAFT EMAIL TO C. DE LA OSSA; TELEPHONE CALL WITH M. SPADA.	1.4	\$525.00
1/6/2025	CAW	UPDATE DEED FROM BROOKFIELD TO THE DISTRICT FOR COMMON AREA TRACTS IN PARCEL B1-B2 PHASES 1 AND 2A; EMAIL CORRESPONDENCE WITH DISTRICT AND BROOKFIELD TO CONFIRM NEED FOR DEED.	0.4	\$130.00

February 05 p 20252 Client: 001578 Matter: 000001 Invoice #: 25956

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SERVICES

Date	Person	Description of Services	Hours	Amount
1/6/2025	CAW	PREPARE RESOLUTION APPROVING CONVEYANCE OF DRAINAGE EASEMENT TO ROERS PROPERTY.	0.6	\$195.00
1/6/2025	MB	REVIEW AND REVISE ADDENDUM #1 TO POND BANK MOWING SERVICES AGREEMENT.	0.9	\$292.50
1/7/2025	CAW	REVIEW AND RESPOND TO 2 EMAIL CORRESPONDENCES WITH BROOKFIELD REGARDING OWNERSHIP OF TRACTS A1-A AND A1-C WITHIN PARCEL B1-B2 PHASES 1 AND 2A; REVIEW NOTICES OF COMMENCEMENT SIGNED BY BROOKFIELD.	0.4	\$130.00
1/7/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/7/2025	MB	REVIEW AND FINALIZE ADDENDUM #1 TO THE POND BANK MOWING SERVICES AGREEMENT.	0.9	\$292.50
1/10/2025	JMV	CONFERENCE CALL WITH G. CAROTHERS RE: CDD EASEMENTS.	0.6	\$225.00
1/10/2025	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE WITH G. CAROTHERS AND M. LEEDS REGARDING DRAINAGE AND UTILITY EASEMENTS NEEDED FOR PUBLIX SITE.	0.5	\$162.50
1/13/2025	MB	REVIEW DTE ROADWAY ADDENDUM .3 PROPOSAL; REVIEW AND REVISE ADDENDUM #1 TO DISTRICT LANDSCAPE AGREEMENT.	0.9	\$292.50
1/14/2025	MS	REVIEW EMAIL FROM C. DE LA OSSA RE: OUTSTANDING ITEMS AND INITIAL DRAFT CLOSING ITEMS; REVIEW BOND TRANSCRIPT AND CLIENT FILE FOR DEVELOPMENT ACQUISITION AGREEMENT, FUNDING AND COMPLETION AGREEMENT, AND FINAL TERMS RESOLUTION; TRANSMIT REQUESTED MATERIALS TO C. DE LA OSSA.	0.6	\$105.00
1/14/2025	MB	REVIEW AND FINALIZE ADDENDUM #1 TO DISTRICT LANDSCAPE MAINTENANCE AGREEMENT.	0.6	\$195.00
1/15/2025	JMV	REVIEW EMAILS RE: EASEMENTS; REVIEW PROPERTY APPRAISER RECORDS; DRAFT EMAILS TO L. JOHNSON.	1.4	\$525.00
1/15/2025	CAW	PHONE CALL WITH J. MAHONEY REGARDING TWO TEMPORARY EASEMENTS GRANTED TO THE DISTRICT FOR SIDEWALK AND LANDSCAPING; REVIEW BOUNDARY SURVEY AND PROPERTY INFORMATION.	0.4	\$130.00
1/16/2025	CAW	UPDATE AND FINALIZE DRAINAGE EASEMENT WITH MULTIFAMILY PROPERTY AND DISTRIBUTE FOR SIGNATURE.	0.3	\$97.50
1/20/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/21/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$337.50

February 05 p 20258 Client: 001578 Matter: 000001

Invoice #:

Page:

25956

3

SERVICES

Date	Person	Description of Services	Hours	Amount
1/22/2025	CAW	REVIEW SIDEWALK AND LANDSCAPE EASEMENT AGREEMENT; REVIEW LEGAL DESCRIPTION AND DESCRIPTION SKETCH FOR EASEMENT; REVIEW RELATED PROPERTY INFORMATION; PROVIDE REDLINE CHANGES TO EASEMENT; CORRESPONDENCE WITH J. COOPER REGARDING THE DISTRICT'S INSURANCE LIMITS; REVIEW CERTIFICATE OF INSURANCE; REVIEW REVISED EASEMENT.	1.6	\$520.00
1/22/2025	MS	PREPARE RESOLUTION AMENDING THE BOUNDARIES.	0.5	\$87.50
1/27/2025	JMV	REVIEW EMAIL FROM L. JOHNSON; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.2	\$450.00
1/28/2025	JMV	REVIEW CDD PETITION; REVIEW EMAIL FROM C. DE LA OSSA; DRAFT EMAIL TO C. DE LA OSSA.	1.7	\$637.50
1/28/2025	CAW	REVIEW PROPOSED PETITION TO EXPAND AND CONTRACT THE BOUNDARIES INCLUDING EXHIBITS AND PROVIDE COMMENTS.	1.7	\$552.50
1/28/2025	CAW	REVIEW SIGNED DRAINAGE EASEMENT WITH MULTIFAMILY PROPERTY AND PREPARE FOR RECORDING; EMAIL CORRESPONDENCE WITH M. SPADA REQUESTING CONFIRMATION OF SIGNOR AUTHORITY.	0.4	\$130.00
1/28/2025	MS	RECEIVE, REVIEW AND PROCESS THE PETITION TO CONTRACT/EXPAND THE BOUNDARIES.	2.5	\$437.50
1/29/2025	JMV	REVIEW CDD BOUNDARY AMENDMENT PETITION; DRAFT EMAIL TO C. DE LA OSSA; TELEPHONE CALL WITH C. DE LA OSSA.	0.9	\$337.50
1/29/2025	CAW	REVIEW CORRESPONDENCE FROM C. DE LA OSSA REGARDING COMMENTS TO PETITION TO AMEND BOUNDARIES; CLARIFY COMMENTS ON RECOMMENDED CHANGES.	0.4	\$130.00
1/29/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.3	\$52.50
		Total Professional Services	30.8	\$9,845.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
1/30/2025	Simplefile E-Recording- Filing Fee- Filing fees	\$109.45
	Total Disbursements	\$109.45

February 65 P 20254 Client: 001578 Matter: 000001 Invoice #: 25956

Page: 4

Total Services \$9,845.00 Total Disbursements \$109.45

 Total Current Charges
 \$9,954.45

 Previous Balance
 \$29,037.75

 Less Payments
 '\$22,695.50)

 PAY THIS AMOUNT
 \$16,296.70

Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 25

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
25794	January 09, 2025	\$6,310.00	\$32.25	\$0.00	\$0.00	\$16,296.70
			Total	Remaining Bal	ance Due	\$16,296.70

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$16,296.70	\$0.00	\$0.00	\$0.00

MEETING DATE: February 18, 2025

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

MEETING DATE: February 18, 2025

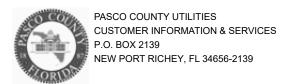
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	/	Accept	\$200
Thomas Spence	1	Accept	\$200
Ryan Motko	✓	Accept	\$200
Angie Grunwald	/	Accept	\$200
Carlos de la Ossa		Accept	\$200

MEETING DATE: February 18, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	/	Accept	\$200
Thomas Spence	1	Accept	\$200
Ryan Motko	/	Accept	\$200
Angie Grunwald	/	Accept	\$200
Carlos de la Ossa		Accept	\$200

MEETING DATE: February 18, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	/	Accept	\$200
Thomas Spence	1	Accept	\$200
Ryan Motko	/	Accept	\$200
Angie Grunwald	/	Accept	\$200
Carlos de la Ossa		Accept	\$200



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1 1 1 14-92800

345.06

1,620.06

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

Service Address: 2221 TWO RIVERS BOULEVARD

Bill Number: 21905474 Billing Date: 2/19/2025

Billing Period: 1/7/2025 to 2/6/2025

Account #	Customer #
1254985	01547952

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

125498501547952

426 Thousand Gals X \$0.81

Service	Meter#	Previous		Current		"	Consumption
		Date	Read	Date	Read	# of Days	in thousands
Reclaim	241579050	1/7/2025	436	2/6/2025	862	30	426

Transactions **Usage History** Water Previous Bill 888.25 February 2025 426 Payment -2,163.25 CR -1,275.00 CR **Balance Forward** January 2025 425 **Current Transactions** Reclaimed Meter Set Fee 1,275.00

Reclaimed

Total Current Transactions

TOTAL BALANCE DUE \$345.06

O COLL

Please return this portion with payment

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Account # 1254985 Customer # 01547952 Balance Forward -1,275.00 CR Current Transactions 1,620.06

Total Balance Due \$345.06

Due Date \$3/10/2025

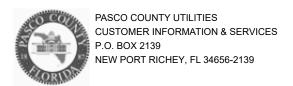
10% late fee will be applied if paid after due date

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



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

Service Address: 1841 ARCHING BRANCH - RM-C

Bill Number: 21905472 Billing Date: 2/19/2025

Billing Period: 1/7/2025 to 2/6/2025

Account #	Customer #
1254945	01547952

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

125494501547952

_		Pre	Previous Current		rent		Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	240607007	1/7/2025	563	2/6/2025	934	30	371

Transactions **Usage History** Water Previous Bill 371.10 February 2025 371 Payment 02/11/25 -371.10 CR 0.00 **Balance Forward** January 2025 10 **Current Transactions** Reclaimed Reclaimed 371 Thousand Gals X \$0.81 300.51 **Total Current Transactions** 300.51 **TOTAL BALANCE DUE** \$300.51

O COUNTY

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Account # 1254945
Customer # 01547952

Balance Forward 0.00

Current Transactions 300.51

Total Balance Due \$300.51

<u>Due Date</u> 3/10/2025

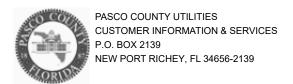
10% late fee will be applied if paid after due date

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



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1 1 1 14-92800

Customer #

110

\$89.10

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address

241579040

Bill Number: Billing Date: 2/19/2025

Reclaim

Billing Period: 1/7/2025 to 2/6/2025

s:	34501 COLSTON AVENUE	1255005	01547952
	21905478	DI	
	2/10/2025	Please use the 15-dig	git number below

2/6/2025

when making a payment through your bank 125500501547952

30

Account #

123

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

1/7/2025

		Previous		Current			Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands

13

Transactions Usage History Water Previous Bill 554.53 February 2025 110 Payment 02/11/25 -554.53 CR 0.00 **Balance Forward** January 2025 13 **Current Transactions** Reclaimed Reclaimed 110 Thousand Gals X \$0.81 89.10 **Total Current Transactions** 89.10 **TOTAL BALANCE DUE**



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Total Balance Due Due Date

\$89.10 3/10/2025

1255005

01547952

0.00

89.10

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

Account #

Customer#

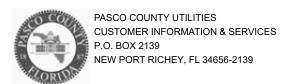
Balance Forward

Current Transactions

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



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

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

Service Address: 2281 TWO RIVERS BOULEVARD

Bill Number: 21905475 Billing Date: 2/19/2025

Billing Period: 1/7/2025 to 2/6/2025

Account #	Customer #
1254990	01547952

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

125499001547952

		Prev	/ious	Cur	rent	"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	241579047	1/7/2025	19	2/6/2025	127	30	108

Transactions **Usage History** Water Previous Bill 552.91 February 2025 108 Payment 02/11/25 -552.91 CR 0.00 **Balance Forward** January 2025 11 **Current Transactions** Reclaimed Reclaimed 108 Thousand Gals X \$0.81 87.48 **Total Current Transactions** 87.48 **TOTAL BALANCE DUE** \$87.48



Please return this portion with payment

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Account # 1254990
Customer # 01547952

Balance Forward 0.00
Current Transactions 87.48

Total Balance Due \$87.48

Due Date 3/10/2025

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

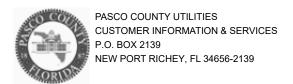
Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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

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



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1 1 1 14-92800

\$199.26

1254995

01547952

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

34492 COLSTON AVENUE Service Address:

21905476 Bill Number: 2/19/2025 Billing Date:

Billing Period: 1/7/2025 to 2/6/2025

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-dig when making a paymen	•		
125499501547952			

		Prev	vious .	Cur	rent		Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	241579036	1/7/2025	1	2/6/2025	247	30	246
					Tran	acations	

Usage History Transactions Previous Bill 544.81 Water February 2025 246 Payment 02/11/25 -544.81 CR **Balance Forward** 0.00 January 2025 1 **Current Transactions** Reclaimed Reclaimed 246 Thousand Gals X \$0.81 199.26 **Total Current Transactions** 199.26

TOTAL BALANCE DUE

Please return this portion with payment

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0.00 **Balance Forward Current Transactions** 199.26 **Total Balance Due** \$199.26

Account #

Customer#

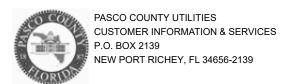
3/10/2025 **Due Date**

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



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Current

Read

Agenda Page 35

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

Date

1 1 1 14-92800

Consumption

in thousands

TWO RIVERS WEST

Read

1511 SUTTONSET PUMP STATION TRAIL Service Address:

Meter #

21905018 Bill Number: 2/19/2025 Billing Date:

Service

TWO RIVERS PARCEL B4

Billing Period: 1/7/2025 to 2/6/2025

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

Date

Please visit bit.ly/pcurates for additional details.

Previous

Account #	Customer #
1242550	01521895

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

124255001521895

of Days

Water	241576760	1/7/2025	0	2/6/2025	0	30	0
	Usag	e History	-		Tran	sactions	
	Water	•		Previous Bill			17.21
February 2025	0			Payment 02/1	1/25		-23.22 CF
January 2025	0			Balance Forward			-6.01 CF
December 2024	0			Current Transactions Water	S		
				Water Base Ch	narge		10.60
				Total Current Trai	nsactions		10.60
				TOTAL BALAN	NCE DUE		\$4.59



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TWO RIVERS PARCEL B4 EPG TWO RIVERS HOLDINGS VIII LLC 111 S ARMENIA AVENUE SUITE 201

TAMPA FL 33607

Account # 1242550 Customer# 01521895 -6.01 CR **Balance Forward Current Transactions** 10.60

Total Balance Due \$4.59 3/10/2025 **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 CDD WISE RIVER LANE, LIGHTS ZEPHYRHILLS, FL 33541

Statement Date: February 03, 2025

Amount Due: \$12,092.56

Due Date: February 24, 2025
Account #: 221009418668
REVISED INVOICE

Account Summary

-\$5,449.40
\$5,449.40

Amount Due by February 24, 2025

\$12,092,56

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



Scan here to view your account online.



If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit

TampaElectric.com/PowerLineSafety

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:** February 24, 2025

\$12,092.56

Pay you

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.

600000716984

Amount Due:

Payment Amount: \$_

TWO RIVERS WEST CDD WISE RIVER LANE, LIGHTS ZEPHYRHILLS, FL 33541 Mail payment to: TECO P.O. BOX 31318 TAMPA, FL 33631-3318



Service For: WISE RIVER LANE

LIGHTS, ZEPHYRHILLS, FL 33541

Rate Schedule: LS-2 Customer Specified Lighting

Agenda Page 37
Account #: 221009418668

Statement Date: February 03, 2025 Charges Due: February 24, 2025

Service Period: Jan 02, 2025 - Jan 21, 2025

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 20 days	
Lighting Energy Charge	1280 kWh @ \$0.03412/kWh	\$43.6
Monthly Charge		\$2179.7
Lighting Fuel Charge	1280 kWh @ \$0.03059/kWh	\$39.1
Storm Protection Charge	1280 kWh @ \$0.00559/kWh	\$7.1
Clean Energy Transition Mechanism	1280 kWh @ \$0.00043/kWh	\$0.5
Florida Gross Receipt Tax		\$2.3

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.

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



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.



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.





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

Service Period: Jan 06, 2025 - Jan 21, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 16 days	
Lighting Energy Charge	272 kWh @ \$0.03412/kWh	\$9.2
Monthly Charge		\$818.3
Lighting Fuel Charge	272 kWh @ \$0.03059/kWh	\$8.3
Storm Protection Charge	272 kWh @ \$0.00559/kWh	\$1.5
Clean Energy Transition Mechanism	272 kWh @ \$0.00043/kWh	\$0.1
Florida Gross Receipt Tax		\$0.4
Lighting Charges		\$838.0

Billing information continues on next page \rightarrow





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

Service Period: Dec 26, 2024 - Jan 21, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 27 days	
Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.0
Monthly Charge		\$2121.0
Lighting Fuel Charge	705 kWh @ \$0.03059/kWh	\$21.5
Storm Protection Charge	705 kWh @ \$0.00559/kWh	\$3.9
Clean Energy Transition Mechanism	705 kWh @ \$0.00043/kWh	\$0.3
Florida Gross Receipt Tax		\$1.2
Lighting Charges		\$2,172.1

Billing information continues on next page \rightarrow





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

Service Period: Dec 19, 2024 - Jan 21, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details



H	Other Fees and Charges	
	Lighting Late Payment Fee	\$24.45
	Total Other Fees and Charges	\$24.45

Billing information continues on next page →

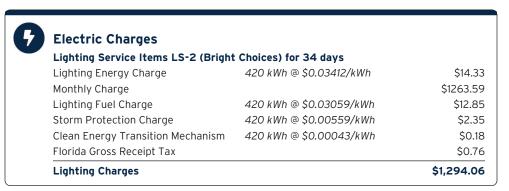




Service For:WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Service Period: Dec 19, 2024 - Jan 21, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details



Other Fees and Charges	
Lighting Late Payment Fee	\$19.63
Total Other Fees and Charges	\$19.63

Billing information continues on next page →





Rate Schedule: LS-2 Customer Specified Lighting

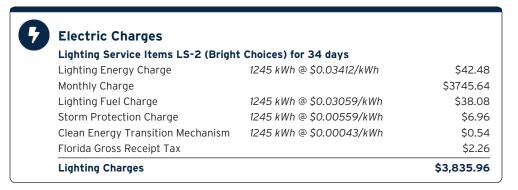
Account #: 221009418668 Statement Date: February 03, 2025 Charges Due: February 24, 2025

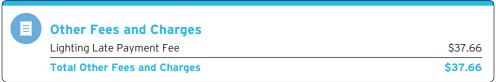
Agenda Page 42

Service Period: Dec 19, 2024 - Jan 21, 2025

AN EMERA COMPANY

Charge Details





Total Current Month's Charges

\$12,092.56



Account #: 221009418668 Statement Date: February 03, 2025 Charges Due: February 24, 2025

Important Messages

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

Adjusted Bill. Please review your billing details for past charges that have been billed and/or adjusted appropriately.



TWO RIVERS WEST CDD

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

Statement Date: January 27, 2025

Amount Due:

\$6,809.70

Due Date: February 17, 2025 Account #: 221009418668

Account Summary

Amount Due by February 17, 2025	\$6,809.70
Current Month's Charges	\$6,809.70
Payment(s) Received Since Last Statement	-\$5,449.40
Previous Amount Due	\$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.



a safe distance away and call 911. For more safety tips, visit TampaElectric.com/PowerLineSafety

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



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

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



Account #: 221009418668 Due Date: February 17, 2025

Amount Due:

\$6.809.70

Payment Amount: \$_

647680592065



00006550 FTECO101272523355910 00000 02 01000000 13894 003 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

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



Rate Schedule: LS-2 Customer Specified Lighting

Account #: 221009418668 Statement Date: January 27, 2025 Charges Due: February 17, 2025

Service Period: Dec 19, 2024 - Jan 21, 2025

Lighting Charges

Charge Details

7	Electric Charges		
	Lighting Service Items LS-2 (Bright	Choices) for 34 days	
	Lighting Energy Charge	900 kWh @ \$0.03412/kWh	\$30.71
	Monthly Charge		\$1532.65
	Lighting Fuel Charge	900 kWh @ \$0.03059/kWh	\$27.53
	Storm Protection Charge	900 kWh @ \$0.00559/kWh	\$5.03
	Clean Energy Transition Mechanism	900 kWh @ \$0.00043/kWh	\$0.39
	Florida Gross Receipt Tax		\$1.63

Other Fees and Charges Lighting Late Payment Fee	\$24.45
Total Other Fees and Charges	\$24.45

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

savings account.

Visit TECOaccount.com for free recurring or one time payments via checking or



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will

be charged.



Phone Toll Free: 866-689-6469

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

Correspondences:

All Other

Contact Us

Online:

\$1.63

\$1,597.94

TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909

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Account #: 29069 Page 46
Statement Date: January 27, 2025
Charges Due: February 17, 2025

Service Period: Dec 19, 2024 - Jan 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Florida Gross Receipt Tax Lighting Charges		\$0.76 \$1,294.0 6
	Clean Energy Transition Mechanism	420 KWN @ \$0.00043/KWN	
	Storm Protection Charge	420 kWh @ \$0.00043/kWh	\$0.18
		420 kWh @ \$0.00559/kWh	\$2.35
	Lighting Fuel Charge	420 kWh @ \$0.03059/kWh	\$12.85
	Monthly Charge		\$1263.59
	Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.33
	Lighting Service Items LS-2 (Bright	one Total Carlo	
5	Electric Charges		

Charles III	Other Fees and Charges Lighting Late Payment Fee	\$19.63
	Total Other Fees and Charges	\$19.63

Billing information continues on next page ->



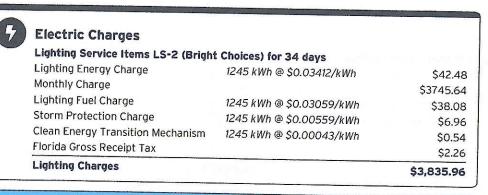


Agenda Page 47
Account #: 221009418668
Statement Date: January 27, 2025
Charges Due: February 17, 2025

Service Period: Dec 19, 2024 - Jan 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



E	Other Fees and Charges	
	Lighting Late Payment Fee	\$37.66
	Total Other Fees and Charges	\$37.66

Total Current Month's Charges

\$6,809.70

ADA Site Compliance

5210 E Williams Cir Ste 750 Tucson, AZ 857114477 accounting@adasitecompliance.com



Invoice

BILL TO

Two Rivers West

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11652	12/23/2024	\$1,500.00	01/06/2025	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
For Two Rivers West CDD: compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual support.	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

Pay invoice



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers West CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States INVOICE# 142150 CUSTOMER ID C2411

PO#

DATE
1/27/2025

NET TERMS
Net 30

DUE DATE
2/26/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

Subtotal	\$1.38
Tax	\$0.00
Total Due	\$1.38

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers West CDD 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States 143858

CUSTOMER ID

C2411

PO#

INVOICE#

INVOICE

DATE 2/18/2025

NET TERMS Net 30

DUE DATE 3/20/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson-12-10-24 DNH*GODADDY#345711808 : domain renewal \$22.34 - 12-20-24 SPRINGHILL SUITES LAND : meeting space \$32.64	1	Ea	54.98		54.98
Postage	17	Ea	0.69		11.73
Subtotal					66.71

\$66.71	Subtotal
\$0.00	Tax
\$66.71	Total Due

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Down to Earth

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



Invoice:#432050 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 #Cleanup around MI model center
1/141/29/20252/13/2025Net 15

Estimate # 107485

	Invoice De	etail <u>s</u>		
Description of Services & Items	Unit	Quantity	Rate	Amount
 #107485 - Cleanup around MI model center 1/1 Cleanup common area behind MI home Mow and cleanup debris along Morris E Colston Ave, entrance 	es model.			\$1,650.00

- and down Drummond Place.Pick up debris along Colston Ave.
- Blow side walks.
- This was approved by Jayna. MI homes is having a grand opening on 1/18

Mow ponds across the street from the model center

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

LCE025: Tree/Plant Installation	\$1,650.00
Site Prep, Removal, & Disposal (E) (Labor)	\$1650.00

Billing Questions Sandra.Ketcher@down2earthinc.com	Please click the link below to be directed to the Down to Earth customer portal to view	Subtotal	\$1,650.00
(321)-263-2700 ext 5060	invoices and to make payment by credit	Sales Tax	\$0.00
Visit us at https://dtelandscape.com for all	card.	Total	\$1,650.00
other questions or concerns.	DTELandscape.propertyserviceportal.com	Credits/Payments	(\$0.00)
	•		
		Balance Due	\$1,650.00



Re: Two Rivers

From Cooper, Jayna <jayna.cooper@inframark.com>

Date Tue 1/14/2025 9:54 AM

To Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>; Christopher Labenz <chris.labenz@down2earthinc.com>; Gary Schwartz <Gary.Schwartz@Inframark.com>; Dave Towsley <dave.towsley@down2earthinc.com>

Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Adding @dave.towsley@down2earthinc.com to this thread.

Chris & Dave, please see below and address prior to Saturday.

Thank you!

Jayna Cooper | CDM | District Manager



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

Please send invoices to - inframarkcms@payableslockbox.com

From: Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>

Sent: Tuesday, January 14, 2025 9:40 AM

To: Christopher Labenz <chris.labenz@down2earthinc.com>; Cooper, Jayna <Jayna.Cooper@inframark.com>;

Gary Schwartz < Gary. Schwartz@Inframark.com>

Subject: FW: Two Rivers

This Message Is From an External Sender

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

Team,

See below and attached. Can we get this addressed before the weekend. Models are opening on Saturday! Thanks!

Sincerely,

Carlos de la Ossa, LCAM, CFCAM, CMCA, AMS, LEED GA

Director of CDD/HOA Operations
111 South Armenia Avenue, Suite 201 | Tampa, FL 33609
E: cdlossa@eisenhowerpropertygroup.com







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From: Astill Jadusingh <aj@eisenhowerpropertygroup.com>

Sent: Tuesday, January 14, 2025 9:36 AM

To: Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>

Subject: Two Rivers

Carlos:

Rather than share this with everyone, I'll send it to you only. Although Colston Ave. is clear of all trash/debris /etc., there are a few areas along the curbs that have minor dead weeds. In addition, because Colston Ave. has not yet had a final inspection by Pasco County, QGS cannot remove the curb inlet protection devices until after the inspection has passed. Maybe the CDD could do a minor cleanup before the grand openings?

A. J.

Get Outlook for Android

Two Rivers West district check request

Today's Date	<u>2/4/2025</u>
Check Amount	<u>\$8,773.65</u>
Payable To	Two Rivers West CDD
Check Description	Off-Roll Debt Service Assessments Series 2022
Code:	<u>200.103200.1000</u>
Special Instructions	
(Please attach all supporting doct	Authorization umentation: invoices, receipts, etc.)
DM Fund 001 G/L 20702 Object Code Chk # Date	

Agenda Page 55

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Date: 2/4/2025 To: Teresa From: Eric

RE: Off-Roll: Deposit to O&M Account FY 2025

I. Please deposit to O&M account

	Check	Date	A	Amount
0	38576	1/30/2025	\$	313.48
0	38576	1/27/2025	\$	313.48
0	42547	1/30/2025	\$	268.69
0	042401	1/28/2025	\$	210.42

			Total Deposit from Closings:	\$	1,106.07
Chk Date	Lot #	Address	FY 25 O&M Assessment		Total
1/30/2025	15	35382 Big Hawk Drive, Zephyrhills	\$313.43	\$	313.48
1/27/2025	1	35151 Big Hawk Drive, Zephyrhills	\$313.43	\$	313.48
1/30/2025	14	35359 Big Hawk Drive, Zephyrhills	\$313.43	\$	268.69
1/28/2025	16	35364 Big Hawk Drive, Zephyrhills	\$268.66	\$	210.42
		•	\$313.43		
			Total	2	1 106 07

Two Rivers West Community Development District

-	Block	Phase/Parcel	Address	Check Date	Check Date DS	Series	Total Off Roll	O&M S	O&M Check#	Series DS S	DS Check #	
	13	CIA	35382 Big Hawk Drive, Zephyrhills	1/30/2025	11/4/2024	2023	\$ 2 588 13	313.49	30576	27 1200	2000	-1
	15	CIA	35151 Big Hawk Drive, Zephyrhills		11/4/2024	2023	\$ 258813		36576	22176.6		-1
4	91	CIA	35359 Big Hawk Drive, Zephyrhills		1/30/2025	2002	\$ 221830 €		49547	2,2,4,0,0	1	- 1
9	13	CIA	35364 Big Hawk Drive, Zephyrhills	1/28/2025	1/28/2025	2023	\$ 248507 \$		042401	3 1,949,70	4234/	- 1
							5		101-210	CO.T. 12,2	104740	1
							59					1
							69					1
							69					
1							69					
							69					1 7
							CC 070 03	F4 40C 07		40 400 00		- 1

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending February 28, 2024

Prepared by:



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

Balance Sheet

As of February 28, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	ERAL IND	SERIES 2022 DEBT SERVIC FUND		SERIES 2022 (PROJECT) EBT SERVICE FUND	SERIES 2023 DEBT SERVIC FUND		SERIES 2024 EBT SERVICE FUND	C/ PR	RIES 2022 APITAL OJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	LC	GENERAL DNG-TERM EBT FUND	TOTAL
ASSETS															
Cash - Operating Account	\$ 23,877	\$	- \$	_	\$	- \$	_	\$	_	\$ -	\$ -	\$ -	- \$	_	\$ 23,877
Cash in Transit	-	18,53	3	-		-	1,950		-	-	-	-	-	-	20,483
Due From Developer	130,719		-	-		-	-		-	-	-	-	-	-	130,719
Due From Other Funds	9,013	38,25	1	674,415	415,25	7	-		-	-	-	1,169)	-	1,138,105
Investments:															
Acq. & Const. (Offsite Project)	-		-	-		-	-		-	2,016	-	-	-	-	2,016
Acquisition & Construction Account	-		-	-		-	-		-	-	-	3,988,485	5	-	3,988,485
Interest Account	-		-	-		-	1,169		-	656,825	-	-	-	-	657,994
Reserve Fund	-		-	719,844	415,48	В	1,282,791		-	-	-	-	-	-	2,418,123
Revenue Fund	-		-	817,750	514,44	4	250,672		-	-	-	-	-	-	1,582,866
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	\$ 169,347	\$ 56,78	4 \$	2,212,009	\$ 1,345,18	9 \$	1,536,582	\$	-	\$ 658,841	\$ -	\$ 3,989,654	\$	31,020,000	\$ 40,988,406
<u>LIABILITIES</u> Accounts Payable	\$ 69,007	\$ 8,77	4 \$	-	\$	- \$	-	\$	-	\$ -	\$ -	\$ -	- \$	-	\$ 77,781
Deferred Revenue	17,655		-	-		-	-		-	-	-	-	-	-	17,655
Bonds Payable - Series 2023	-		-	_		-	-		_	-	-	-	-	11,270,000	11,270,000
Due To Other Funds	_		_	-		-	3,118		39,264	728,336	367,387	-		_	1,138,105
Revenue Bonds Payable-LT	-		-	-		-	-		-	-		-	-	19,750,000	19,750,000
TOTAL LIABILITIES	86,662	8,77	4	-		-	3,118		39,264	728,336	367,387			31,020,000	32,253,541
FUND BALANCES Restricted for:															
Debt Service	_	48,01)	2,212,009	1,345,18	9	1,533,464		_	-	-	-	-	_	5,138,672
Capital Projects	_	,,	_	-	,. ,,	_	-		_	-	-	3,989,654	ı	_	3,989,654
Unassigned:	82,685		-	-		-	-		(39,264)	(69,495)	(367,387			-	(393,461)
TOTAL FUND BALANCES	82,685	48,01	0	2,212,009	1,345,18	9	1,533,464		(39,264)	(69,495)	(367,387	3,989,654	ļ	-	8,734,865
TOTAL LIABILITIES & FUND BALANCES	\$ 169,347	\$ 56,78	4 \$	2,212,009	\$ 1,345,18	9 \$	1,536,582	\$	-	\$ 658,841	\$ -	\$ 3,989,654	\$	31,020,000	\$ 40,988,406

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	Y	EAR TO DATE	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Special Assmnts- Tax Collector	\$	- \$	2,218	\$	2,218	0.00%	
Special Assmnts- CDD Collected	520,84	5	167,100		(353,745)	32.08%	
Developer Contribution		-	61,798		61,798	0.00%	
TOTAL REVENUES	520,84	5	231,116		(289,729)	44.37%	
EXPENDITURES							
<u>Administration</u>							
Supervisor Fees	12,00	0	3,800		8,200	31.67%	
ProfServ-Dissemination Agent	19,50	0	1,767		17,733	9.06%	
ProfServ-Info Technology	60	0	125		475	20.83%	
ProfServ-Recording Secretary	2,40	0	750		1,650	31.25%	
ProfServ-Tax Collector	1,20	0	-		1,200	0.00%	
ProfServ-Trustee Fees	6,50	0	-		6,500	0.00%	
District Counsel	9,50	0	30,072		(20,572)	316.55%	
District Engineer	9,50	0	6,701		2,799	70.54%	
Administrative Services	4,50	0	2,708		1,792	60.18%	
District Manager	25,00	0	16,326		8,674	65.30%	
Accounting Services	9,00	0	6,242		2,758	69.36%	
Auditing Services	6,00	0	6,000		-	100.00%	
Website Compliance	1,60	0	1,500		100	93.75%	
Postage, Phone, Faxes, Copies	50	0	18		482	3.60%	
Rentals & Leases	60	0	533		67	88.83%	
Public Officials Insurance	2,57	4	2,574		-	100.00%	
Legal Advertising	3,50	0	351		3,149	10.03%	
Bank Fees	20	0	-		200	0.00%	
Financial & Revenue Collections	1,20	0	500		700	41.67%	
Meeting Expense	1,00	0	33		967	3.30%	
Website Administration	1,20	0	272		928	22.67%	
Miscellaneous Expenses	25	0	-		250	0.00%	
Office Supplies	10	0	-		100	0.00%	
Dues, Licenses, Subscriptions	179	5	175			100.00%	
Total Administration	118,59	9	80,447		38,152	67.83%	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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
Electric Utility Services				
Utility - Electric		59,781	(59,781)	0.00%
Total Electric Utility Services	-	59,781	(59,781)	0.00%
<u>Utility Services</u>				
Utility - Water	-	2,669	(2,669)	0.00%
Utility - Electric	-	17,540	(17,540)	0.00%
Total Utility Services	-	20,209	(20,209)	0.00%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	16,496	21,504	43.41%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	3,150	21,850	12.60%
Landscape Maintenance	300,000	74,458	225,542	24.82%
Total Other Physical Environment	372,246	96,938	275,308	26.04%
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	262,375	258,470	50.37%
Excess (deficiency) of revenues				
Over (under) expenditures		(31,259)	(31,259)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		96,404		
FUND BALANCE, ENDING		\$ 65,145	=	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2022 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		 YEAR TO DATE ACTUAL		RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$	-	\$ 2,747	\$	2,747	0.00%
Special Assmnts- CDD Collected		-	42,215		42,215	0.00%
TOTAL REVENUES		-	44,962		44,962	0.00%
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES		-	-		-	0.00%
Excess (deficiency) of revenues						
Over (under) expenditures		-	44,962		44,962	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			3,048			
FUND BALANCE, ENDING			\$ 48,010			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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	\$ -	\$ 32,429	\$ 32,429	0.00%
Special Assmnts- Tax Collector	1,439,013	ψ 32,429	(1,439,013)	0.00%
Special Assmnts- CDD Collected	1,439,013	811,171	811,171	0.00%
<u> </u>		,		
TOTAL REVENUES	1,439,013	843,600	(595,413)	58.62%
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		255,550	255,550	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,459		
FUND BALANCE, ENDING		\$ 2,212,009	:	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2023 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	AR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ 22,960	\$	22,960	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	413,954		(415,527)	49.91%
EXPENDITURES					
Debt Service					
Principal Debt Retirement	160,000	80,000		80,000	50.00%
Interest Expense	669,482	336,791		332,691	50.31%
Total Debt Service	829,482	 416,791		412,691	50.25%
TOTAL EXPENDITURES	829,482	 416,791		412,691	50.25%
Excess (deficiency) of revenues					
Over (under) expenditures	(1)	 (2,837)		(2,836)	283700.00%
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)	\$ (2,837)	\$	(2,834)	283700.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026			
FUND BALANCE, ENDING		\$ 1,345,189			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2024 Debt Service Fund (203) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	-	\$	25,834	\$	25,834	0.00%	
Special Assmnts- CDD Collected		-		301,120		301,120	0.00%	
TOTAL REVENUES		-		326,954		326,954	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				(133,458)		(133,458)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				1,666,922				
FUND BALANCE, ENDING			\$	1,533,464				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures				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 February 28, 2025 Series 2022 (Project) Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
<u>REVENUES</u>								
Interest - Investments	\$	-	\$	11,856	\$	11,856	0.00%	
TOTAL REVENUES		-		11,856		11,856	0.00%	
<u>EXPENDITURES</u>								
Construction In Progress								
Construction in Progress				719,844		(719,844)	0.00%	
Total Construction In Progress				719,844		(719,844)	0.00%	
TOTAL EXPENDITURES		-		719,844		(719,844)	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures				(707,988)		(707,988)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				638,493				
FUND BALANCE, ENDING			\$	(69,495)				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2023 (Project) Capital Projects Fund (302) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNU ADOPT ACCOUNT DESCRIPTION BUDG		YEAR TO DATE ACTUAL		ARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES .							
Interest - Investments	\$	-	\$	1,125	\$ 1,125	0.00%	
TOTAL REVENUES		-		1,125	1,125	0.00%	
<u>EXPENDITURES</u>							
Construction In Progress							
Construction in Progress		<u>-</u>		477,930	 (477,930)	0.00%	
Total Construction In Progress				477,930	(477,930)	0.00%	
TOTAL EXPENDITURES		-		477,930	(477,930)	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures		_		(476,805)	 (476,805)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				109,418			
FUND BALANCE, ENDING			\$	(367,387)			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025 Series 2024 Capital Projects Fund (303) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	-	\$	102,631	\$	102,631	0.00%	
TOTAL REVENUES		-		102,631		102,631	0.00%	
<u>EXPENDITURES</u>								
Construction In Progress								
Construction in Progress		_		1,840,793		(1,840,793)	0.00%	
Total Construction In Progress				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		-		(1,738,162)		(1,738,162)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				5,727,816				
FUND BALANCE, ENDING			\$	3,989,654				

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637
Statement No. 02-25

Statement No.	02-25	Statement Date	02/28/2025

G/L Account No. 101001 Balance	23,877.48	Statement Balance	49,094.03
		Outstanding Deposits	1,128.23
Positive Adjustments	0.00	Subtotal	50,222.26
Subtotal	23,877.48	Outstanding Checks	-26,344.78
Negative Adjustments	0.00	Ending Balance	22.077.40
Ending G/L Balance	23,877.48	Ending Balance	23,877.48

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
	-71						
Deposits							
							0.00
02/18/2025	Payment	BD00022	Special Assmnts- Tax Collector	Deposit No. BD00022	2,218.39	2,218.39	0.00
02/04/2025	Payment	BD00023	Special Assmnts- CDD Collected	Deposit No. BD00023	9,879.72	9,879.72	0.00
Total Deposit	ts				12,098.11	12,098.11	0.00
Checks							
							0.00
01/21/2025	Payment	1188	INFRAMARK LLC	Check for Vendor V00015	-3,901.14	-3,901.14	0.00
01/21/2025	Payment	1190	TWO RIVERS WEST CDD	Check for Vendor V00009	-3,225.98	-3,225.98	0.00
01/28/2025	Payment	1192	Down To Earth	Check for Vendor V00043	-20,751.84	-20,751.84	0.00
01/28/2025	Payment	1193	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
01/28/2025	Payment	1194	STANTEC CONSULTING	Check for Vendor V00020	-1,216.50	-1,216.50	0.00
01/28/2025	Payment	1195	STRALEY ROBIN VERICKER	Check for Vendor V00007	-5,033.00	-5,033.00	0.00
01/28/2025	Payment	1196	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
02/04/2025	Payment	1198	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-2,821.36	-2,821.36	0.00
02/05/2025	Payment	1199	INFRAMARK LLC	Check for Vendor V00015	-3,826.38	-3,826.38	0.00
02/05/2025	Payment	1200	SITEX AQUATICS LLC	Check for Vendor V00035	-6,308.00	-6,308.00	0.00
02/10/2025	Payment	1202	Down To Earth	Check for Vendor V00043	-2,285.33	-2,285.33	0.00
02/10/2025	Payment	1203	INFRAMARK LLC	Check for Vendor V00015	-3,825.00	-3,825.00	0.00
02/10/2025	Payment	1204	TAMPA ELECTRIC	Check for Vendor V00047	-12,092.56	-12,092.56	0.00
Total Checks					-65,687.09	-65,687.09	0.00

Adjustments

Total Adjustments

Outstanding Checks

1,128.23

Bank Account Statement

Two Rivers West CDD

Total Outstanding Deposits

Bank Accour	nt No. 5	6637			
Statement N	lo. 0	2-25		Statement Da	02/28/2025
12/17/2024	Payment	1163	RYAN MOTKO	Check for Vendor V00016	-200.00
12/19/2024	Payment	1169	RYAN MOTKO	Check for Vendor V00016	-200.00
01/29/2025	Payment	1197	RYAN MOTKO	Check for Vendor V00016	-200.00
01/23/2025	Payment	DD114	PASCO COUNTY UTILITIES SERVICE	Payment of Invoice 000395	-149.78
12/02/2024	Payment	DD115	TAMPA ELECTRIC	Payment of Invoice 000382	-6,224.49
12/02/2024	Payment	DD116	TAMPA ELECTRIC	Payment of Invoice 000392	-7,502.80
12/02/2024	Payment	DD117	TAMPA ELECTRIC	Payment of Invoice 000401	-7,392.01
02/13/2025	Payment	1205	ADA SITE COMPLIANCE	Check for Vendor V00008	-1,500.00
02/21/2025	Payment	1206	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,949.70
02/27/2025	Payment	1207	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-1,026.00
Total Outstai	nding Chec	ks			-26,344.78
Outstanding	Deposits				
01/16/2025	Payment	BD00018		Deposit No. BD00018	884.36
01/16/2025	Payment	BD00019		Deposit No. BD00019	243.87