TWO RIVER WEST COMMUNITY DEVELOPMENT DISTRICT

APRIL 15, 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, April 15, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers West Community Development District will be held on April 15, 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 Addendum 1 to Master Landscape Agreement with DTE
 - B. Ratification of Landscape Maintenance Agreement with DTE
 - C. Ratification of Inframark 1st Amendment for Field Services
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the March 18, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures March 2025
 - C. Acceptance of the Financials and Approval of the Check Register for March 2025
- 5. STAFF REPORTS
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - C. District Engineer
- 6. BOARD MEMBERS COMMENTS
- 7. ADJOURNMENT

The next Meeting is scheduled for Tuesday, May 20, 2025 at 11:00 a.m.

Third Order of Business

Addendum #1 to the Landscape Maintenance Services Agreement

This Addendum #1 to the Landscape Maintenance Services Agreement dated March 17, 2025 (this "Addendum #1") is made and entered into as of April 1, 2025, by and between the **Two Rivers West Community Development District** (the "**District**") and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the "**Contractor**").

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 17, 2025 (the "**Agreement**). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #1. The District and the Contractor each has the authority to execute Addendum #1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #1 so that this Addendum #1 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

- 1. <u>Incorporation of Background Information</u>. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #1.
- 2. Addition to Scope of Services. Contractor agrees to provide services according to the schedule for the additional common areas as referenced and outlined in the Contractor's proposal, relevant portions attached hereto as Exhibit A. Contractor shall provide all labor and equipment necessary for these services.
- **3.** <u>Additional Compensation for Additional Services</u>. Contractor shall perform the additional services for the annual amount of \$41,374.85. The total additional monthly amount added to the Agreement will be \$3,447.90.
- **4.** Ratification of all Other Terms of the Agreement. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #1 effective as of the date written above.

	Two Rivers West
d/b/a Down to Earth	Community Development District
By: Tom lazzaro	Carlos de la Ossa
Name: Tom Lazzaro	Carlos de la Ossa
Title: CEO	Chair of the Board of Supervisors



Landscape Maintenance Agreement

Attn: **Two Rivers Villas (Commons)**

1986 Webbstone Wy, Zephyrhills, FL 33541

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

Two Rivers Villas (Commons)

Landscape Maintenance Summary

Lawncare Maintenance	\$ 33,600.00	Annually
Irrigation Inspection	\$ 1,497.60	Annually
Fertilization/Pest Control	\$6,277.25	Annually

Grand Total Annually	\$ 41,374.85
Grand Total Monthly	\$ 3.447.90

Contract Start Date:			
Initial Contract Term Dat	te:		
Two Rivers Villas		Down To Earth	
Name		Name	
Title		Title	
Signature	Date	Signature	Date



Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	√	✓	√	√	√	√	√	✓	✓	√	√	√	42
Hard Edge	√	√	✓	√	✓	√	√	✓	✓	√	✓	√	42
Soft Edge	√	√	✓	√	✓	√	√	✓	✓	√	✓	✓	21
Backpack Blowing	√	√	✓	√	✓	√	√	✓	✓	√	✓	√	42
Fertilization	✓		✓		✓		✓		✓		✓		6
Pre-emergent Weed Control		✓			✓			✓			✓		4
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	√		✓		✓		√		✓		✓		6
Insect Control	√		✓		✓		√		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization				✓						✓			2
Prune	√	✓	✓	√	✓	√	√	✓	✓	√	✓	√	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		√			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Monthly Wet Check	√	√	√	✓	✓	✓	√	✓	√	√	√	√	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Debris/ Litter Removal	✓	√	√	√	✓	✓	✓	✓	✓	✓	✓	✓	42



Two Rivers Villas – Common Area Addition

Landscape Maintenance Services Agreement

This Landscape Maintenance Services Agreement (this "Agreement") is entered into as of March 17, 2025 between the **Two Rivers West Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the "**District**") and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the "**Contractor**").

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor has previously submitted a proposal, is familiar with the areas which need to be landscaped and represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District. This agreement is intended to supercede and replace the previous Pond Bank Mowing Services Agreement entered into by the parties on November 15, 2024 along with the Addendum #1 to the Pond Bank Mowing Services Agreement dated January 1, 2025. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

- **1.** <u>Incorporation of Background Information</u>. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
- **2.** <u>Contractor's Representations.</u> In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.
 - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
 - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
 - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.

3. Description of Work.

a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as Exhibit A (the "Work"). These services are more fully described and will be performed on the areas outlined and highlighted in blue on the Contractor's proposal, relevant portions are attached hereto for the landscape common areas as Exhibit B and for the areas outlined and highlighted on the Contractor's proposals for pond bank mowing as Composite Exhibit C.

- b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
- **4.** Additional Work. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- **5.** <u>Emergency Services.</u> In the event of an emergency or disaster, Contractor shall provide the District the following services:
 - a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
 - b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
 - c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
 - d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
 - e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
 - f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. The Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
- e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.

- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
- j. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
- **7.** <u>Time of Commencement.</u> The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.
- **8.** Term and Renewal. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. Termination.

- a. Either party may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the other party.
- b. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- c. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At

that time, the District will compile a list of landscape related items that should be performed before the next walk through.

- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 3 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Compensation

- a. As compensation for the Work as described in **Exhibit A** and for the areas further described and outlined on **Exhibit B** and **Composite Exhibit C**, the District shall be paid monthly at the rate of \$29,135.92.
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- e. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, work order authorization, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment

of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. <u>Duties and Rights of Contractor</u>. Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work*: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms*: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing

safety equipment such as bright vests and traffic cones.

g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.
- **14.** <u>Limitations on Governmental Liability</u>. Contractor agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
 - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

- ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
- iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
- iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.
- **16. Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

- 17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
- 18. No Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- 19. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- **20.** <u>Scrutinized Companies</u>. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- **21.** <u>Anti-Human Trafficking</u>. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

- **22. E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
 - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- 23. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813.991.1116, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2654 CYPRESS RIDGE BLVD, SUITE 101, WESLEY CHAPEL, FL 33544.

- **24.** <u>Waivers</u>. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
- **25.** Governing Law and Venue. This Agreement shall be governed under the laws of the State of Florida with venue in the county the District is located in.
- **26.** Enforcement of Agreement. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- **27.** <u>Amendment</u>. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

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- **28.** <u>Assignment</u>. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
- **29.** <u>Arm's Length Transaction</u>. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- **30.** <u>Counterparts.</u> This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- **31.** <u>Authorization</u>. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- **32.** <u>Notices</u>. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:

c/o Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544 Attn: Jayna Cooper

SSS Down to Farth OPCO LLC

Jayna.Cooper@Inframark.com

To Contractor:

7887 Safeguard Circle Valley View, Ohio 44125 DTEContractUpdates@down2earthinc.com

- **33.** <u>Severability</u>. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- **34.** Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in the Landscape Service Specifications, the Landscape Service Specifications shall control. To the extent that any provisions of this Agreement conflict with the provisions in any other exhibit, the provisions in this Agreement shall control over provisions in such other exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Two Rivers West

I WO KIVEIS WEST
Community Development District
Signed by:
Carlos de la Ossa
Carlos de la Ossa
Chair of the Board of Supervisors

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

APRIL 1 – DECEMBER 1 – Once a week DECEMBER 1 – APRIL 1 – Once every two weeks

This schedule estimates that there will be 42 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Two Rivers West Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING - All ponds identified on the individual Two Rivers West Pond Bank Maintenance Exhibit/Plans shall be mowed according to the schedule provided for each pond bank area. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and

increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be trimmed or pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of North Park Isle. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

- 5) MAINTENANCE OF PAVED AREAS All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
- 6) **CLEAN UP** At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor

shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.

- 7) **REPLACEMENT OF PLANT MATERIAL** Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for all trees, plants, ground cover and lawn after final acceptance.
- 8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2

FERTILIZATION

The contractor shall fertilize the turf 6 times a year and follow all provisions of the Pasco County Fertilizer Ordinance (Fertilizer Ordinance Sec. 42-83), as they may be amended from time to time, in addition to the Florida Administrative Code Rule 5E-1.003(2). It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

FERTILIZERS APPLIED TO TURF AND/OR LANDSCAPE PLANTS WITHIN PASCO COUNTY SHALL BE APPLIED IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY RULE 5E.1.003(2), FLORIDA ADMINSTRATIVE CODE, "LABEL REQUIREMENTS FOR URBAN TURF FERTILIZERS."

FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS SHALL NOT BE APPLIED BEFORE SEEDING OR SODDING A SITE AND SHALL NOT BE APPLIED FOR THE FIRST 30 DAYS AFTER SEEDING OR SODDING, EXCEPT WHEN HYDRO-SEEDING FOR TEMPORARY OR PERMANENT EROSION CONTROL IN AN EMERGENCY SITUATION (WILDFIRE, ETC.) OR IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN FOR THAT SITE.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)

August SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

October A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March A complete fertilizer based on soil tests + Pre M

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

August Apply Supplemental Iron sulfate or chelated iron in liquid applications

October A complete fertilizer based on soil tests

All Paspalum Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe

is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION. Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water.

Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

4 Times a year – (March, June, September, November)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.

PALM FERTILIZATION:

All Palms shall receive 1½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg <u>MUST</u> be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor

shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

<u>Pest Control will not be included as a standard line item in each monthly billing, but shall</u> be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

- 1. Semi-automatic start of the automatic irrigation controller
- 2. Check for proper operation
- 3. Program necessary timing changes based on site conditions
- 4. Lubricate and adjust mechanical components
- 5. Test back up programming support devices

B. Water Sources

- 1. Visual inspection of water source
- 2. Clean above ground strainers and filters
- 3. Test each pump at design capacities <u>weekly</u>; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
- 4. Test automatic protection devices

C. Irrigation Systems

- 1. Manual test and inspection of each irrigation zone
- 2. Clean and raise heads as necessary
- 3. Adjust arc pattern and distance for required coverage areas
- 4. Clean out irrigation valve boxes

D. Report

- 1. Irrigation operation time
- 2. Irrigation start time
- 3. Maintenance items performed
- 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.



Landscape Maintenance Agreement

Attn: Inframark

2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 33544

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

Two Rivers Boulevard - Median

Landscape Maintenance Summary

Lawncare Maintenance	\$ 79,799.92	Annually
Irrigation Inspection	\$ 1,747.20	Annually
Fertilization/Pest Control	\$ 6,704.38	Annually

Grand Total Annually	\$ 88,251.49
Grand Total Monthly	\$ 7,354.29

- o Suggested March Turf Fertilizer Application: \$575.00 (Two Rivers Boulevard Median)
- O Supplemental Turf Fertilizer Application: \$1,025.00 (All other St Augustine include in scope)

Contract Start Date:			
Two Rivers		Down To Earth	
Name		Name	
Title		Title	
Signature	Date	Signature	Date



Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	√	✓	✓	√	√	√	✓	✓	√	√	✓	✓	42
Hard Edge	√	✓	✓	√	√	√	✓	✓	✓	√	✓	✓	42
Soft Edge	√	✓	✓	√	√	√	✓	✓	√	✓	✓	✓	21
Backpack Blowing	√	✓	✓	√	√	✓	✓	✓	√	√	✓	✓	42
Fertilization		✓		√		√		✓		✓		✓	6
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	1	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	√		✓		✓		√		√		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓			✓						3
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	√		✓		✓		√		√		✓		6
Insect Control	✓		✓		✓		✓		√		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Monthly Wet Check	✓	√	✓	✓	✓	✓	√	✓	✓	✓	✓	√	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	√	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.





COMPOSITE EXHIBIT C

Landscape Maintenance Proposal

Attn: Two Rivers West

35072 Big Hawk Dr, Zephyrhills, FL 33541

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

TWO RIVERS WEST PONDS MOWING

Landscape Maintenance Summary

Grand Total Annually	\$ 72,500.46
Grand Total Monthly	\$ 6,041.70

Contract Start Date: July 30th 2024

Two Rivers		Down To Earth	
Name		Name	
Title		Title	
Signature	Date	Signature	Date



AMENDMENT #1

1. Contractor shall begin providing mowing and edging services to the entrance, Two Rivers Blvd to the cul-de-sac and halfway down Colston Ave. as shown on the services map, not to exceed 34 cuts annually.



Landscape Maintenance Agreement

Inframark Attn:

2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

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

Two Rivers D2 (Ponds)

Landscape Maintenance Summary

wncare Maintenance	(26 Pond Cuts)	\$ 18,850.19	Annuall
	Grand Total Annually		
	Grand Total Monthly		
Contract Start Date:	<u></u>		
Initial Contract Term Date:			
Inframark	Down To Ea	arth	
······································	20		
Name	Name		
Title	Title		
Signature [ate Signature		 Date



Signature





Service Map

Adding roadway, entry down Two Rivers Blvd, roundabout and halfway down Colston Ave (34 cuts annually)

Map also reflects 11 ponds currently being serviced (24 cuts annually)







Attn: Jayna Cooper

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 33544

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

Two Rivers Villas Pond Mowing

nd Bank Maintenance (3 Ponds)	(24 Visits)	\$ 15,627.86	Annually
	Grand Total Annually	\$ 15,627.86	
	Grand Total Monthly	\$ 1,302.32	
Contract Start Date:			
Initial Contract Term Date:	<u> </u>		
Two Rivers Villas	Down To Ea	rth	
Name	Namo		
name	Name		
Title	Title		
Signature Date	Signature	D	ate





Pink: Villas Ponds (3)



Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

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

Two Rivers MI Homes B3 Pond Mowing

ond Bank Maintenance (14 Ponds)	(24 Visits)	\$ 59,027.54	Annually
<u> </u>			
	Grand Total Annually	\$ 59,027.54	
	Grand Total Monthly	\$ 4,918.96	
Contract Start Date:			
Initial Contract Term Date:	_		
Two Rivers MI Homes B3	Down To Ea	rth	
Name	Name		
Title	Title		





B3 MI Homes Ponds



Attn: Jayna Cooper

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 33544

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

Two Rivers Park Square B1 + B2 Pond Mowing

nd Bank Maintenance (13 Ponds)	(24 Visits)	\$ 61,401.03	Annuall
	Grand Total Annually	\$ 61,401.03	
	Grand Total Monthly	\$ 5,116.75	
	•	•	
Contract Start Date:			
Initial Contract Term Date:	_		
Two Rivers B1 + B2 Park Square	Down To Ea	rth	
Name	Name		
Title	Title		
Signature Date	Signature	D	ate





B1 + B2 Ponds (Park Square)



Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

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

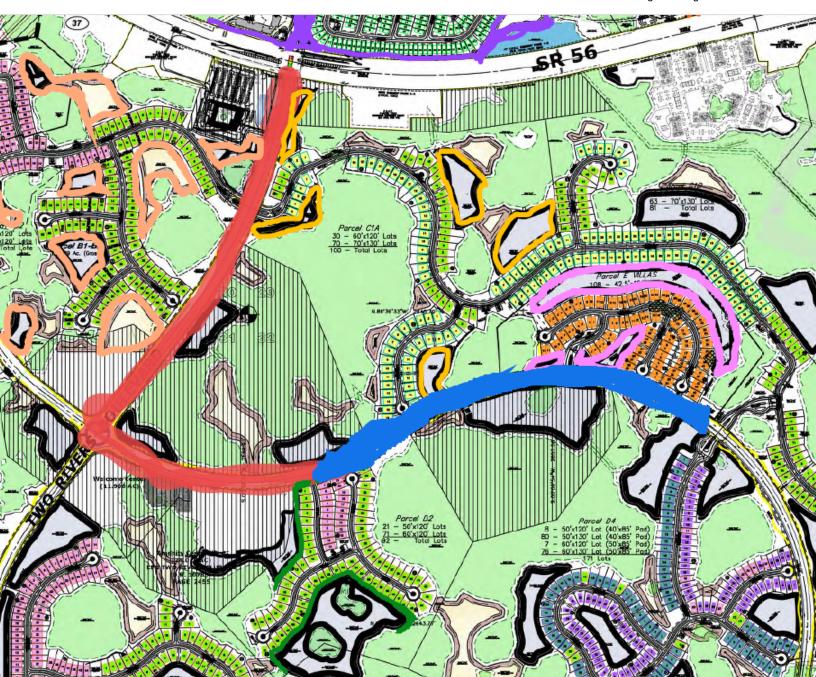
Two Rivers West Roadway Addendum .2

vncare Maintenance	(34 Visits)	\$ 14,639.01	Annua
		<u>-</u>	1
	Grand Total Annually	\$ 14,639.01	
	Grand Total Monthly	\$ 1,219.92	
Contract Start Date:			
nitial Contract Term Date:			
milai contract remi bate.			
Two Rivers West	Down T	o Earth	
Name	Name _		
Title	Title _		
Signature Da	te Signatu	ro [Date



Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	34
String Trim	✓	✓	✓	√	✓	✓	√	✓	✓	✓	✓	✓	34
Hard Edge	√	√	√	✓	✓	✓	√	✓	√	✓	✓	✓	34
Soft Edge	✓	✓	✓	✓	✓	✓	√	✓	✓	✓	✓	✓	17
Backpack Blowing	√	✓	√	√	✓	✓	√	✓	✓	√	✓	✓	34
Fertilization													0
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	√		✓		✓		√		✓		✓		6
Insect Control	√		√		✓		√		✓		✓		6
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Debris/ Litter Removal	✓	✓	√	✓	√	✓	✓	✓	✓	✓	✓	✓	34



Red West Roadway Addendum v1 (august 24)

Blue: West Roadway Addendum v2



Attn:

Jayna Cooper 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544

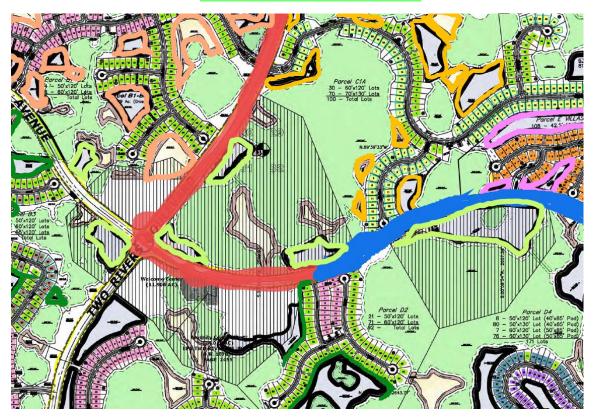
Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers West Roadway Addendum .3

awncare maintenance	(24 VISITS)	\$ 19,333.56	Annually
	Grand Total Annually	1	
	Grand Total Monthly	1	
Contract Start Date:			
Initial Contract Term Date:	-		
Two Rivers West	Down To Ear	rth	
Name	Name		
Title	Title		
Signature Date	Signature		ate



<u>Light Green - Two Rivers Addendum .3</u>



FIRST AMENDMENT TO THE MANAGEMENT SERVICES MASTER AGREEMENT BETWEEN TWO RIVERS WEST CDD AND INFRAMARK, LLC

THIS AMENDMENT is entered into and effective on February 17, 2025, as set forth by and between Two Rivers West CDD ("DISTRICT") and Inframark, LLC ("SERVICE COMPANY").

WHEREAS, SERVICE COMPANY and DISTRICT entered into a management service master agreement on December 17, 2021 (the "Agreement"), where SERVICE COMPANY would provide district management services to the DISTRICT, and

WHEREAS the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adjusting the frequency and compensation for field services; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

- 1. The annual compensation for Field Management as set forth in Schedule B shall be increased from \$12,000.00 to \$16,000.00 for both Active Site Development & Resident Services and Established Resident Services stages. The DISTRICT shall pay SERVICE COMPANY this compensation in equal monthly installments of \$1,333.33. SERVICE COMPANY shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the SERVICE COMPANY will be adjusted annually in budget to reflect wage and cost of living increases for staff.
- 2. Schedule A, Section E (8) shall be replaced in its entirety with the following:

"The Field Operations Inspector shall conduct community inspections weekly and provide field summary reports. The purpose of the inspections is to identify any community deficiencies, be able to assist the District Manager and any District employees in their daily tasks, report on vendor progress, and communicate status and issues to the District Manager."

- **3.** Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
- **4.** This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this 13th day of March 2025.

Inframark, LLC Docusigned by:

Title: President

Two Rivers West CDD

By: Carlos de la Ossa
Name: Carlos de la Ossa

Title: Chairperson

Fourth Order of Business

MINUTES OF MEETING TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

1	The regular meeting of the Boar	d of Supervisors of Two Rivers West Community						
2	Development District was held on Tuesday	y, March 18, 2025, and called to order at 11:24 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 7	Present and constituting a quorum w	/ere:						
8	Carlos de la Ossa	Chairperson						
9	Nicholas Dister	Vice Chairperson						
10	Tom Spence	Assistant Secretary						
11	Angie Grunwald	Assistant Secretary						
12								
13	Also present were:							
14								
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 the	aiscussions and actions taken.						
20 21	FIRST ORDER OF BUSINESS	Call to Order/Roll Call						
22	Ms. Cooper called the meeting to or							
23	wis. Cooper cancer the meeting to or	der, and a quorum was established.						
24	SECOND ORDER OF BUSINESS	Public Comments						
25		ic present, the next order of business followed.						
26	5	1 ,						
27	THIRD ORDER OF BUSINESS	Business Items						
28	A. Ratification of Special Warra	nty Deed, Park Square to District (B1-B2 Phases 1						
29	and 2A) Recorded, 4933-7298-	4859-1						
30								
31	On MOTION by Mr. Dister	seconded by Mr. Spence, with all in						
32		l, Park Square to District (B1-B2 Phases						
33	1 and 2A) Recorded, 4933-72	98-4859-1, was ratified. 4-0						
34								
35	B. Consideration of Resolution 20	025-08, Designation of Officers						
36	The following persons were elec	eted to the offices shown:						
37								
38	 Carlos de la Ossa 	Chairperson						
39	 Nicholas Dister 	Vice Chairperson						
40	 Jayna Cooper 	Secretary						
41	• Leah Popelka	Treasurer						

42	 Angel Montagna 	Assistant Treasurer
43	Ryan Motko	Assistant Secretary
44	• Thomas Spence	Assistant Secretary
45	 Angie Grunwald 	Assistant Secretary
46		
47		Ossa seconded by Mr. Spence, with all in
48		Designation of Officers as detailed above,
49 50	was adopted. 4-0	
51	FORTH ORDER OF BUSINESS	Consent Agenda
52	A. Approval of Minutes of the Fe	
53		nd Maintenance Expenditures February 2025
54 55	C. Acceptance of the Financials 2025	and Approval of the Check Register for February
56	2023	
57	On MOTION by Mr. de la C	Ossa seconded by Mr. Spence, with all in
58	favor, the Consent Agenda w	as approved. 4-0
59	ELETH ODDED OF DUCINESS	C4- CC D A
60 61	FIFTH ORDER OF BUSINESS A. District Counsel	Staff Reports
62	B. District Manager	
63	i. Discussion of Towing Re	
64	It was determined that of	only the authorized representative of the District can
65	authorize towing.	
66	C. District Engineer	
67 68	There being no reports, the next	order of business followed.
69	SIXTH ORDER OF BUSINESS	Board Members Comments
70		r to schedule a turnover walk with MI for common area
71	landscape.	
72		
73	SEVENTH ORDER OF BUSINESS	Adjournment
74 75	The being no further business,	
76	On MOTION by Ms. Grunw	ald seconded by Mr. de la Ossa, with all
77	in favor, the meeting was adju	
78 70		
79 80		
81	Jayna Cooper	Carlos de la Ossa
82	District Manager	Chairperson

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
Down To Earth	3/1/2025	134973	\$24,937.71	\$24,937.71	Landscape Services
Down To Earth	3/26/2025	137136	\$1,700.00	\$1,700.00	Landscape Additional Service
Down To Earth	3/26/2025	137134	\$600.00	\$600.00	Landscape Additional Service
INFRAMARK LLC	3/20/2025	146050	\$5.52		Postage
INFRAMARK LLC	3/20/2025	146050	\$27.20	\$32.72	Meeting Space
SITEX AQUATICS LLC	3/1/2025	9618-B	\$6,308.00	\$6,308.00	Aquatics Contract
STANTEC CONSULTING	3/10/2025	2366441	\$1,543.25	\$1,543.25	District Engineer
Monthly Contract Subtotal			\$35,121.68	\$35,121.68	
Variable Contract					
ANGIE GRUNWALD	3/18/2025	AG 031825	\$200.00	\$200.00	BOARD 3/18/25
CARLOS DE LA OSSA	3/18/2025	CO 031825	\$200.00	\$200.00	BOARD 3/18/25
NICHOLAS J. DISTER	3/18/2025	ND 031825	\$200.00	\$200.00	BOARD 3/18/25
STRALEY ROBIN VERICKER	3/12/2025	26175	\$2,646.40	\$2,646.40	District Counsel
THOMAS R. SPENCE	3/18/2025	TS 031825	\$200.00	\$200.00	BOARD 3/18/25
Variable Contract Subtotal			\$3,446.40	\$3,446.40	
Utilities					
PASCO COUNTY UTILITIES SERVICE	3/20/2025	22089618	\$84.24	\$84.24	SERVICE 02/06/25 - 03/07/2025
PASCO COUNTY UTILITIES SERVICE	3/20/2025	22089617	\$8.10	\$8.10	
PASCO COUNTY UTILITIES SERVICE	3/20/2025	22089615	\$219.51	\$219.51	
PASCO COUNTY UTILITIES SERVICE	3/20/2025	22089616	\$366.93	\$366.93	
PASCO COUNTY UTILITIES SERVICE	3/20/2025	22089612	\$656.10	\$656.10	SERVICE 02/06/25 - 03/07/2025
PASCO COUNTY UTILITIES SERVICE	3/20/2025	22089614	\$282.69	\$282.69	SERVICE 02/06/25 - 03/07/2025
TAMPA ELECTRIC	2/27/2025	022725 8668	\$17,539.81	\$17,539.81	ELECTRIC
Utilities Subtotal			\$19,157.38	\$19,157.38	

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2/17/2025	2049	\$12,000.00	\$12,000.00	STORM CLEANUP
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2/8/2025	2048	\$9,600.00	\$9,600.00	STORM CLEANUP
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2/23/2025	2050	\$29,000.00	\$29,000.00	STORM CLEANUP
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	3/6/2025	2052	\$11,600.00	\$11,600.00	STORM CLEANUP
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	3/1/2025	2051	\$26,100.00	\$26,100.00	STORM CLEANUP
Down To Earth	2/24/2025	134137	\$1,500.00	\$1,500.00	Mowing - Lodge Grass Blvd
Additional Services Subtotal			\$89,800.00	\$89,800.00	
TOTAL			\$147,525.46	\$147,525.46	

Down to Earth

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



Invoice #434973 March 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)3/31/2025Net 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: Pond Bank Maint (3 Ponds) - Start 1/27/25				\$1,302.32		
LCR003: Pond Bank Maint (14 Ponds) - Start	1/27/25			\$4,918.96		
LCR003: Pond Bank Maint (13 Ponds) - Start	1/27/25			\$5,116.75		
LCR003: Roadway Addendum 2 - Start 1/27/	25			\$1,219.92		
LCR003: Roadway Addendum 3 - Start 1/27/	25			\$1,611.13		
LCR003: D2 Pond Maintenance - Start 12/16/	24			\$1,570.85		

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



Invoice:#437136 March 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

<u>Project/Job</u> <u>Invoice Date</u> <u>Date Due</u> <u>Terms</u> <u>Customer PO #</u>

Additional mowing of East 3/21 3/26/2025 4/10/2025 Net 15

Estimate # 113804

<u>Invoice Details</u>						
Description of Services & Items	Unit	Quantity	Rate	Amount		
#113804 - Additional mowing of East 3/21				\$1.700.00		

 Additional mowing on two rivers east along SR 56, Lodge Grass and 301

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	\$1,700.00

Site Prep, Removal, & Disposal (E) (Labor) \$1700.00

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. A processing fee of 2.75% will be added to all credit card payments.

DTELandscape.propertyserviceportal.com

Subtotal	\$1,700.00
Sales Tax	\$0.00
Total	\$1,700.00
Credits/Payments	(\$0.00)

Balance Due \$1,700.00



Re: Two Rivers Approvals

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

Date Thu 1/9/2025 7:27 PM

To Dave Towsley <dave.towsley@down2earthinc.com>

Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@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.

Hi Dave,

Please use this email as authorization to perform work up to \$6,000 without preapproval at Two Rivers North & Two Rivers West.

Thank you,

Jayna Cooper | CDM | District Manager



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

Please send invoices to - inframarkcms@payableslockbox.com

From: Dave Towsley <dave.towsley@down2earthinc.com>

Sent: Wednesday, January 8, 2025 9:19 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>

Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Subject: Two Rivers Approvals

This Message Is From an External Sender

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

Good morning, Jayna, it was nice talking with you yesterday. I am super excited to be working with you and the whole team out at Two Rivers. I can tell from everyone that I have spoken with that this community is going to be amazing.

As I get brought up to speed, I will be handling the daily workload out on property. Speaking with Chris and also with yourself I understand there is a monthly pre-approved landscaping budget of \$6k. This covers any dead plant material and irrigation work. If I can get from you a simple email stating this, I will attach it to your account, so we won't have any delays in getting work done. I will still notify you of any work that is getting done so everyone is aware. If you could please add me to any email groups or other contacts that I need to manage this property I would greatly appreciate that. I look forward to meeting up with you later this morning.

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978
Dave.Towsley@down2earthinc.com
7840 Fruitville Rd.
Sarasota, FL 34240
www.dtelandscape.com

Down to Earth

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



Invoise:#437134 March 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

<u>Project/Job</u> <u>Invoice Date</u> <u>Date Due</u> <u>Terms</u> <u>Customer PO #</u>

Two river's East rough cut 3/14 3/26/2025 4/10/2025 Net 15

Estimate # 113349

<u>Invoice Details</u>						
Description of Services & Items	Unit	Quantity	Rate	Amount		
#113349 - Two river's East rough cut 3/14				\$600.00		

Mowing along 301 entrance to Two Rivers east prior to contract start

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 \$6	600.00
-------------------------------------	--------

Site Prep, Removal, & Disposal (E) (Labor) \$600.00

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. A processing fee of 2.75% will be added to all credit card payments.

DTELandscape.propertyserviceportal.com

Subtotal	\$600.00
Sales Tax	\$0.00
Total	\$600.00
Total Credits/Payments	\$600.00 (\$0.00)

Balance Due \$600.00



Re: Two Rivers Approvals

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

Date Thu 1/9/2025 7:27 PM

To Dave Towsley <dave.towsley@down2earthinc.com>

Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

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

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Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978
Dave.Towsley@down2earthinc.com
7840 Fruitville Rd.
Sarasota, FL 34240
www.dtelandscape.com



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 146050 CUSTOMER ID C2411

PO#

DATE
3/20/2025
NET TERMS
Net 30
DUE DATE

4/19/2025

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 01-23-25 - SPRINGHILL SUITES LAND : meeting space \$27.20	1	Ea	27.20		27.20
Postage	8	Ea	0.69		5.52
Subtotal					32.72

\$32.72	Subtotal
\$0.00	Tax
\$32.72	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.

\$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.: 9618-B Terms: Net 30

Invoice date: 03/01/2025 Due date: 03/31/2025

#	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



INVOICE

Agenda Pagp@e 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2366441 March 10, 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.

Project Manager Current Invoice Total (USD) Stewart, Tonja L 1,543.25 Contract Upset Amount Billed to Date For Period Ending 6,364.50 4,389.00

March 7, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current	Rate	Current Amount
Level 07	Nurse, Vanessa M	7.25	167.00	1,210.75
Level 10	Waag, R Tyson (Tyson)	1.75	190.00	332.50
	Subtotal Professional Services	9.00	<u> </u>	1,543.25

Top Task Subtotal 2025 FY General Consulting

1,543.25

Total Fees & Disbursements INVOICE TOTAL (USD)

1,543.25 **1,543.25**

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.	. #
2025-02-14	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50 REVIEWED ROW OWNERSHIP & MAINTENANCE ENTITIES	
2025-02-19	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50 CHECKED ROW OWNERSHIP	
2025-02-20	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.75	167.00	125.25 REQUISITIONS	
2025-02-24	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00 REQUISITIONS	
2025-02-24	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50 MAPPING COORDINATION/STATUS TRACKING FOR EPG	
							MEETING	
2025-02-25	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00 REQUISITIONS	
2025-02-25	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00 UPDATED MAINTENANCE MAP	
2025-02-03	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50 REVIEW DRAINAGE EASEMENT DOCUMENTS PROVIDED BY	
							DC.	
2025-02-05	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50 REVIEW OWNERSHIP MAPPING AND EMAIL	
							CORRESPONDENCE WITH DM.	
2025-02-10	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50 FOLLOW UP WITH TEAM REGARDING DRAINAGE EASEMENT	
							AND OWNERSHIP MAPPING.	
2025-02-12	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00 TEAM COORDINATION REGARDING OWNERSHIP OF	
							ROADWAYS.	
2025-02-18	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00 REVIEW MEETING AGENDA AND MONTHLY BOARD MEETING	
							ATTENDANCE.	
			Total Project 238202127		9.00		\$1,543.25	

MEETING DATE: March 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: March 18, 2025

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Ryan Motko		Accept	\$200
Angie Grunwald	/	Accept	\$200
Carlos de la Ossa	/	Accept	\$200

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	ATTENDANCE		AMOUNT
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Ryan Motko		Accept	\$200
Angie Grunwald	/	Accept	\$200
Carlos de la Ossa	/	Accept	\$200

Straley Robin Vericker

1510 W. Cleveland Street

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

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 March 12, 2025

Client: 001578 Matter: 000001 Invoice #: 26175

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/14/2024	LC	FINALIZE RESOLUTION ADOPTING FINAL TERMS OF SERIES 2024 BONDS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
9/19/2024	MS	FINALIZE AND TRANSMIT PUBLICATION AD FOR LANDOWNERS ELECTION.	0.3	\$52.50
2/3/2025	CAW	REVIEW RECORDED DRAINAGE EASEMENT TO ROERS; SAVE TO FILE AND DISTRIBUTE.	0.3	\$97.50
2/3/2025	CAW	REVIEW AND RESPOND TO EMAIL FROM M. MCMURTREY REGARDING PROPOSED CHANGES TO DEED FROM BROOKFIELD PROPERTIES TO THE DISTRICT.	0.3	\$97.50
2/4/2025	CAW	REVIEW EXECUTED DEEDS FROM BROOKFIELD AND PARK SQUARE ENTERPRISES; SUBMIT DEEDS FOR RECORDING.	0.6	\$195.00
2/6/2025	MB	PREPARE RESOLUTION ADOPTING ALONG WITH DISTRICT PARKING AND TOWING POLICIES.	0.9	\$292.50
2/7/2025	CAW	REVIEW PROPOSED RECIPROCAL UTILITY EASEMENT WITH PUBLIX; PREPARE REDLINE WITH SUGGESTED COMMENTS.	2.0	\$650.00
2/14/2025	CAW	REVIEW RECORDED DEED FROM BROOKFIELD TO PARK SQUARE AND DEED FROM PARK SQUARE TO THE DISTRICT FOR COMMON AREA TRACTS IN B1-B2 PHASE 1 AND 2A; SAVE TO FILE AND DISTRIBUTE.	0.3	\$97.50
2/17/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; REVIEW EMAIL FROM L. JOHNSON; REVIEW EASEMENT; REVIEW EMAIL FROM M. SPADA.	1.3	\$487.50

March dend 2025 € 70 Client: 001578 Matter: 000001 Invoice #: 26175

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
2/17/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM L. JOHNSON AND G. CAROTHERS REGARDING REQUIRED UTILITIES; REVIEW PLANS EXCERPT.	0.2	\$65.00
2/17/2025	CAW	PHONE CORRESPONDENCE WITH M. SPADA REGARDING DRAINAGE EASEMENT TO THE DISTRICT FOR STOMWATER PIPE UNDER FUTURE ENTRY DRIVE; PREPARE DRAINAGE EASEMENT.	0.7	\$227.50
2/18/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00
		Total Professional Services	7.9	\$2,597.50

DISBURSEMENTS

Date	Description of Disbursements			Amount
2/11/2025	Simplefile E-Recording- Filing Fee- Fi	iling fees		\$48.90
		Total Disbursements		\$48.90
		Total Services	\$2,597.50	
		Total Disbursements	\$48.90	
		Total Current Charges		\$2,646.40
		Previous Balance		\$16,296.70
		PAY THIS AMOUNT		\$18,943.10

Outstanding Invoices
Agenda Page 71

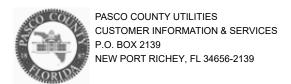
Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25794	January 09, 2025	\$6,310.00	\$32.25	\$0.00	\$0.00	\$8,988.65
25956	February 05, 2025	\$9,845.00	\$109.45	\$0.00	\$0.00	\$12,600.85
			Total	Remaining Bal	ance Due	\$18,943.10

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,646.40	\$9,954.45	\$6,342.25	\$0.00

MEETING DATE: March 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



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

Agenda Page 73

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

1 1 1 14-92800

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: 34501 COLSTON AVENUE

Bill Number: 22089618 Billing Date: 3/20/2025

Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1255005	01547952

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

125500501547952

Service Meter #		Previous		Current		,, ,,	Consumption
	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	241579040	2/6/2025	123	3/7/2025	227	29	104

Transactions **Usage History** Water Previous Bill 89.10 March 2025 104 Payment 03/06/25 -89.10 CR 0.00 February 2025 **Balance Forward** 110 **Current Transactions** January 2025 13 Reclaimed Reclaimed 104 Thousand Gals X \$0.81 84.24 84.24 **Total Current Transactions**

TOTAL BALANCE DUE

\$84.24



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 # 1255005
Customer # 01547952

Balance Forward 0.00

Current Transactions 84.24

 Total Balance Due
 \$84.24

 Due Date
 4/7/2025

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

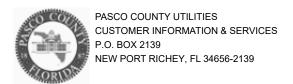
Round-Up Donations to Charity

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 SUITE 300 CIRCLE TAMPA FL 33607-6008



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

Agenda Page 74

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

1 1 1 14-92800

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: 2124 WISE RIVER LANE

Bill Number: 22089617 Billing Date: 3/20/2025

Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1255000	01547952

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

125500001547952

Service Meter #		Previous		Current		"	Consumption
	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	241579044	2/6/2025	0	3/7/2025	10	29	10

Transactions Usage History Water **Current Transactions** March 2025 10 Reclaimed Reclaimed 10 Thousand Gals X \$0.81 8.10 February 2025 0 8.10 **Total Current Transactions** 0 January 2025 **TOTAL BALANCE DUE** \$8.10

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 COMMUNITY DEVELOPMENT

Customer # 01547952

Balance Forward 0.00

Current Transactions 8.10

Account #

 Total Balance Due
 \$8.10

 Due Date
 4/7/2025

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

1255000

Round-Up Donations to Charity

Amount Enclosed

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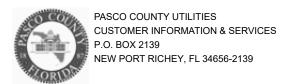
DISTRICT

2005 PAN AM SUITE 300 CIRCLE

TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION

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



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

Agenda Page 75

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

1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

2281 TWO RIVERS BOULEVARD Service Address:

22089615 Bill Number: 3/20/2025 Billing Date:

Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1254990	01547952

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

125499001547952

Service Meter #		Previous		Current		"	Consumption
	Date	Read	Date	Read	# of Days	in thousands	
Reclaim	241579047	2/6/2025	127	3/7/2025	398	29	271

Transactions **Usage History** Water Previous Bill 87.48 March 2025 271 Payment 03/06/25 -87.48 CR 0.00 February 2025 108 **Balance Forward Current Transactions** January 2025 11 Reclaimed Reclaimed 271 Thousand Gals X \$0.81 219.51 **Total Current Transactions** 219.51 **TOTAL BALANCE DUE**

\$219.51

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 # 1254990 Customer# 01547952 0.00 **Balance Forward Current Transactions** 219.51

Total Balance Due \$219.51 4/7/2025 Due Date

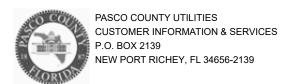
10% late fee will be applied if paid after due date

Round-Up Donations to Charity Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT 2005 PAN AM SUITE 300 CIRCLE TAMPA FL 33607-6008

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



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

Current

TOTAL BALANCE DUE

Read

Agenda Page 76

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

Date

1 1 1 14-92800

Consumption

in thousands

\$366.93

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: 34492 COLSTON AVENUE

Meter #

Bill Number: 22089616 Billing Date: 3/20/2025

Service

Billing Period: 2/6/2025 to 3/7/2025

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

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

Date

Previous

Read

Account #	Customer #
1254995	01547952

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

125499501547952

of Days

Reclaim	241579036	2/6/2025	247	3/7/2025	700	29	453
	Usag	e History			Tran	sactions	
Water				Previous Bill			199.26
March 2025		453		Payment 03/0	6/25		-199.26 CR
February 2025		246	Balance Forward			0.00	
January 2025		1		Current Transactions	3		
oundary 2020		'		Reclaimed			
				Reclaimed	4	153 Thousand Gals X \$	0.81 366.93
				Total Current Tran	nsactions		366.93

Please return this portion with payment

ORIU

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

 Account #
 1254995

 Customer #
 01547952

 Balance Forward
 0.00

 Current Transactions
 366.93

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

 Total Balance Due
 \$366.93

 Due Date
 4/7/2025

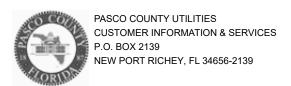
TWO RIVERS WEST COMMUNITY DEVELOPMENT

DISTRICT 2005 PAN AM SUITE 300 CIRCLE TAMPA FL 33607-6008 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



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

Agenda Page 77

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

1 1 1 14-92800

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: 22089612 Billing Date: 3/20/2025

Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1254945	01547952

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

125494501547952

		Previous		Current		" .s.	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	240607007	2/6/2025	934	3/7/2025	1744	29	810

Transactions **Usage History** Water Previous Bill 300.51 March 2025 810 Payment 03/06/25 -300.51 CR 0.00 February 2025 371 **Balance Forward Current Transactions** January 2025 10 Reclaimed Reclaimed 810 Thousand Gals X \$0.81 656.10 656.10 **Total Current Transactions**

TOTAL BALANCE DUE \$656.10

COCO

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 656.10

Total Balance Due \$656.10

<u>Due Date</u> 4/7/2025

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

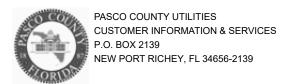
Round-Up Donations to Charity

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 SUITE 300 CIRCLE TAMPA FL 33607-6008



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

Agenda Page 78

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

1 1 1 14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

2221 TWO RIVERS BOULEVARD Service Address:

22089614 Bill Number: 3/20/2025 Billing Date:

Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1254985	01547952

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

125498501547952

		Prev	/ious	Cur	rent	"	Consumption
Service	Meter #	Date	Read	Date	Read	# of Days	in thousands
Reclaim	241579050	2/6/2025	862	3/7/2025	1211	29	349

Transactions **Usage History** Water Previous Bill 345.06 March 2025 349 Payment 03/06/25 -345.06 CR 0.00 February 2025 **Balance Forward** 426 **Current Transactions** January 2025 425 Reclaimed Reclaimed 349 Thousand Gals X \$0.81 282.69 282.69 **Total Current Transactions** \$282.69

TOTAL BALANCE DUE



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 # 1254985 Customer# 01547952 0.00 **Balance Forward Current Transactions** 282.69

Total Balance Due \$282.69 4/7/2025 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 SUITE 300 CIRCLE TAMPA FL 33607-6008



TWO RIVERS WEST CDD

C/O INFRAMARK WISE RIVER LANE, LIGHTS ZEPHYRHILLS, FL 33541 Statement Date: February 27, 2025

Amount Due: \$17,539.81

Due Date: March 20, 2025
Account #: 221009418668
REVISED INVOICE

Account Summary

Amount Due by March 20, 2025	\$17,539.81
Current Month's Charges	\$17,539.81
Payment(s) Received Since Last Statement	-\$12,092.56
Previous Amount Due	\$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.



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: March 20, 2025

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

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

Amount Due: \$17,539.81

Payment Amount: \$_____

600000728712

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



Service For:

WISE RIVER LANE LIGHTS, ZEPHYRHILLS, FL 33541

Rate Schedule: LS-2 Customer Specified Lighting

Agenda Page 80

Account #: 221009418668 Statement Date: February 27, 2025 Charges Due: March 20, 2025

Service Period: Jan 31, 2025 - Feb 19, 2025

Charge Details

Lighting Service Items LS-2 (Bright	Choices) for 20 days	
Lighting Energy Charge	1360 kWh @ \$0.03412/kWh	\$46.4
Monthly Charge		\$2316.
Lighting Fuel Charge	1360 kWh @ \$0.03059/kWh	\$41.6
Storm Protection Charge	1360 kWh @ \$0.00559/kWh	\$7.6
Clean Energy Transition Mechanism	1360 kWh @ \$0.00043/kWh	\$0.5
Florida Gross Receipt Tax		\$2.4

Billing information continues on next page \rightarrow

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.





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

Service Period: Feb 12, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Choices) for 8 days	
144 kWh @ \$0.03412/kWh	\$4.9
	\$433.2
144 kWh @ \$0.03059/kWh	\$4.4
144 kWh @ \$0.00559/kWh	\$0.8
144 kWh @ \$0.00043/kWh	\$0.0
	\$0.2
	144 kWh @ \$0.03059/kWh 144 kWh @ \$0.00559/kWh





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

Service Period: Feb 12, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 8 days	
Lighting Energy Charge	260 kWh @ \$0.03412/kWh	\$8.87
Monthly Charge		\$782.22
Lighting Fuel Charge	260 kWh @ \$0.03059/kWh	\$7.95
Storm Protection Charge	260 kWh @ \$0.00559/kWh	\$1.45
Clean Energy Transition Mechanism	260 kWh @ \$0.00043/kWh	\$0.1
Florida Gross Receipt Tax		\$0.47
Lighting Charges		\$801.07





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

Service Period: Jan 22, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 29 days	
Lighting Energy Charge	1920 kWh @ \$0.03412/kWh	\$65
Monthly Charge		\$3269.
Lighting Fuel Charge	1920 kWh @ \$0.03059/kWh	\$58.
Storm Protection Charge	1920 kWh @ \$0.00559/kWh	\$10.
Clean Energy Transition Mechanism	1920 kWh @ \$0.00043/kWh	\$0.
Florida Gross Receipt Tax		\$3.
Lighting Charges		\$3,408.





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

Account #: 221009418668 Statement Date: February 27, 2025 Charges Due: March 20, 2025

Service Period: Jan 22, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

) for 29 days h @ \$0.03412/kWh h @ \$0.03059/kWh	\$1534.3
	\$17.40 \$1534.36
h @ \$0.03059/kWh	•
h @ \$0.03059/kWh	C1E (
	\$15.60
h @ \$0.00559/kWh	\$2.8
h @ \$0.00043/kWh	\$0.2
	\$0.9
	n @ \$0.00559/kWn /h @ \$0.00043/kWh





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

Service Period: Jan 22, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 29 days	
Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03059/kWh	\$21.57
Storm Protection Charge	705 kWh @ \$0.00559/kWh	\$3.94
Clean Energy Transition Mechanism	705 kWh @ \$0.00043/kWh	\$0.30
Florida Gross Receipt Tax		\$1.28
Lighting Charges		\$2,172,17





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

Service Period: Jan 22, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 29 days	
Lighting Energy Charge	900 kWh @ \$0.03412/kWh	\$30.7
Monthly Charge		\$1532.6
Lighting Fuel Charge	900 kWh @ \$0.03059/kWh	\$27.5
Storm Protection Charge	900 kWh @ \$0.00559/kWh	\$5.0
Clean Energy Transition Mechanism	900 kWh @ \$0.00043/kWh	\$0.3
Florida Gross Receipt Tax		\$1.6
Lighting Charges		\$1,597.9





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

Service Period: Jan 22, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	t Choices) for 29 days	
Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.3
Monthly Charge		\$1263.5
Lighting Fuel Charge	420 kWh @ \$0.03059/kWh	\$12.8
Storm Protection Charge	420 kWh @ \$0.00559/kWh	\$2.3
Clean Energy Transition Mechanism	420 kWh @ \$0.00043/kWh	\$0.1
Florida Gross Receipt Tax		\$0.7
Lighting Charges		\$1,294.0





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

Account #: 221009418668 Statement Date: February 27, 2025 Charges Due: March 20, 2025

Service Period: Jan 22, 2025 - Feb 19, 2025 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$17,539.81



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

Account #: 221009418668 Statement Date: February 27, 2025 Charges Due: March 20, 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.

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

BAYHEAD ECOLOGICAL SOLUTIONS LLC

PO Box 1256 Palm Harbor, FL 34682 jbusch@bayheadecological.com +1 (727) 482-2480 www.bayheadecological.net



Bill to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America Ship to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America

Invoice details

Invoice no.: 2049 Terms: Net 30

Invoice date: 02/17/2025 Due date: 03/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/10/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,400.00	\$2,400.00
2.	02/11/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,400.00	\$2,400.00
3.	02/12/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,400.00	\$2,400.00
4.	02/13/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,400.00	\$2,400.00
5.	02/14/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,400.00	\$2,400.00
			Total		\$1	2,000.00

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

BAYHEAD ECOLOGICAL SOLUTIONS LLC

PO Box 1256 Palm Harbor, FL 34682 jbusch@bayheadecological.com +1 (727) 482-2480 www.bayheadecological.net



Bill to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America Ship to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America

Invoice details

Invoice no.: 2048 Terms: Net 30

Invoice date: 02/08/2025 Due date: 03/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/04/2025	Services	C: \0099EPG\005-Two Rivers\Hurricane Cleanup Day Rate	1	\$2,400.00	\$2,400.00
2.	02/05/2025	Services	C: \0099EPG\005-Two Rivers\Hurricane Cleanup Day Rate	1	\$2,400.00	\$2,400.00
3.	02/06/2025	Services	C: \0099EPG\005-Two Rivers\Hurricane Cleanup Day Rate	1	\$2,400.00	\$2,400.00
4.	02/07/2025	Services	C: \0099EPG\005-Two Rivers\Hurricane Cleanup Day Rate	1	\$2,400.00	\$2,400.00

Ways to pay

BANK

.

Total

Overdue 03/10/2025

\$9,600.00

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

View and pay

BAYHEAD ECOLOGICAL SOLUTIONS LLC

PO Box 1256 Palm Harbor, FL 34682 jbusch@bayheadecological.com +1 (727) 482-2480 www.bayheadecological.net



Bill to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America Ship to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America

Invoice details

Invoice no.: 2050 Terms: Net 30

Invoice date: 02/23/2025 Due date: 03/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/17/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
2.	02/17/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
3.	02/18/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
4.	02/18/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
5.	02/19/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
6.	02/19/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
7.	02/20/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00

02/20/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00 Agenda Pa	\$2,900.00 age 93
9. 02/21/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
10. 02/21/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up (4 men and skid steer w/ Dump Trailer)	1	\$2,900.00	\$2,900.00
		Total		\$2	29,000.00

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

BAYHEAD ECOLOGICAL SOLUTIONS LLC

PO Box 1256 Palm Harbor, FL 34682 jbusch@bayheadecological.com +1 (727) 482-2480 www.bayheadecological.net



Bill to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America Ship to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America

Invoice details

Invoice no.: 2052 Terms: Net 30

Invoice date: 03/06/2025 Due date: 04/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/01/2025	Services	C:0099EPG\005-Two Rivers\Hurricane Clean up M/I Homes	1	\$2,900.00	\$2,900.00
2.	03/03/2025	Services	C:0099EPG\005-Two Rivers\Hurricane Clean up M/I Homes	1	\$2,900.00	\$2,900.00
3.	03/04/2025	Services	C:0099EPG\005-Two Rivers\Hurricane Clean up EPG Spine Road east of roundabout on Colston	1	\$2,900.00	\$2,900.00
4.	03/05/2025	C:0099EPG\005-Two Rivers\Hurrica Clean up EPG Spine Road east of roundabout on Colston		1	\$2,900.00	\$2,900.00
			Total		\$1	1,600.00

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

BAYHEAD ECOLOGICAL SOLUTIONS LLC

PO Box 1256 Palm Harbor, FL 34682 jbusch@bayheadecological.com +1 (727) 482-2480 www.bayheadecological.net



Bill to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America Ship to

Two Rivers West CDD 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 United States of America

Invoice details

Invoice no.: 2051 Terms: Net 30

Invoice date: 03/01/2025 Due date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/24/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up	1	\$2,900.00	\$2,900.00
2.	02/25/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. Homes of West Bay	1	\$2,900.00	\$2,900.00
3.	02/25/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. Homes of West Bay	1	\$2,900.00	\$2,900.00
4.	02/26/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. Homes of West Bay	1	\$2,900.00	\$2,900.00
5.	02/26/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. Homes of West Bay	1	\$2,900.00	\$2,900.00
6.	02/27/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. Ryan Homes	1	\$2,900.00	\$2,900.00
7.	02/27/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. Ryan Homes	1	\$2,900.00	\$2,900.00
8.	02/28/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. Ryan Homes	1	\$2,900.00	\$2,900.00
9.	02/28/2025	Services	C: 0099EPG\005-Two Rivers\Hurricane Clean up. EPG Spine Roads	1	\$2,900.00	\$2,900.00

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

Down to Earth

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



Invoise::#134137 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/Job **Invoice Date Date Due Terms** Customer PO# Urgent mowing along Lodge Grass Net 15 3/11/2025 2/24/2025

Estimate # 111201

blvd

<u>Invoice Details</u>								
Description of Services & Items	Unit	Quantity	Rate	Amount				
#111201 - Urgent mowing along Lodge G	rass blvd			\$1,500.00				

Urgent mowing along Lodge Grass blvd

Urgent request to mow the along the street side of Lodge Grass blvd from SR 56 to 301. Same day service within 3 hrs of request.

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	\$1,500.00
Site Prep, Removal, & Disposal (E) (Labor)	\$1500.00

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

DTELandscape.propertyserviceportal.com

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



Re: Two Rivers Approvals

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

Date Thu 1/9/2025 7:27 PM

To Dave Towsley <dave.towsley@down2earthinc.com>

Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@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.

Hi Dave,

Please use this email as authorization to perform work up to \$6,000 without preapproval at Two Rivers North & Two Rivers West.

Thank you,

Jayna Cooper | CDM | District Manager



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

Please send invoices to - inframarkcms@payableslockbox.com

From: Dave Towsley <dave.towsley@down2earthinc.com>

Sent: Wednesday, January 8, 2025 9:19 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>

Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Subject: Two Rivers Approvals

This Message Is From an External Sender

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

Good morning, Jayna, it was nice talking with you yesterday. I am super excited to be working with you and the whole team out at Two Rivers. I can tell from everyone that I have spoken with that this community is going to be amazing.

As I get brought up to speed, I will be handling the daily workload out on property. Speaking with Chris and also with yourself I understand there is a monthly pre-approved landscaping budget of \$6k. This covers any dead plant material and irrigation work. If I can get from you a simple email stating this, I will attach it to your account, so we won't have any delays in getting work done. I will still notify you of any work that is getting done so everyone is aware. If you could please add me to any email groups or other contacts that I need to manage this property I would greatly appreciate that. I look forward to meeting up with you later this morning.

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978
Dave.Towsley@down2earthinc.com
7840 Fruitville Rd.
Sarasota, FL 34240
www.dtelandscape.com

Two Rivers West Community Development District

Financial Statements (Unaudited)

Period Ending March 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 March 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	ENERAL FUND	SERIES DEBT SI FUI	RVICE	SERIES 2 (PROJEC DEBT SER FUND	T)	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND		SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS														
Cash - Operating Account	\$ 2,986	\$	-	\$	-	\$ -	\$ -	- \$	-	\$ -	\$ -	- \$ -	\$ -	\$ 2,98
Cash in Transit	-		38,999		-	2,074	4,224	ı	-	-	-	-	-	45,29
Due From Developer	130,719		-		-	-	-	-	-	-	-	-	-	130,71
Due From Other Funds	46,177		15,833	674	,415	402,136			-	-	-	1,169	-	1,139,73
Investments:														
Acq. & Const. (Offsite Project)	-		-		-	-			-	2,016	-	-	-	2,01
Acquisition & Construction Account	-		-		-	-	-	-	-	-	1,161	2,992,074	-	2,993,23
Interest Account	-		-		-	-	1,169)	-	656,825	-	-	-	657,99
Reserve Fund	-		-	719	,844	415,488	1,282,791	l	-	-	-	-	-	2,418,12
Revenue Fund	-		-	817	,750	530,124	257,091	l	-	-	-	-	-	1,604,96
Utility Deposits	5,738		-		-	-	-	-	-	-	-	-	-	5,73
Amount Avail In Debt Services	-		-		-	-			-	-	-	-	13,612,178	13,612,17
Amount To Be Provided	-		-		-	-			-	-	-	-	17,407,822	17,407,82
TOTAL ASSETS	\$ 185,620	\$	54,832	\$ 2,212	,009	\$ 1,349,822	\$ 1,545,275	5 \$	-	\$ 658,841	\$ 1,161	\$ 2,993,243	\$ 31,020,000	\$ 40,020,80
LIABILITIES														
Accounts Payable	\$ 195,875	\$	1,625	\$	-	\$ -	\$ -	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ 197,50
Deferred Revenue	17,655		-		-	-		-	-	-	-	-	-	17,65
Bonds Payable - Series 2023	-		-		-	-	-	-	-	-	-	-	11,270,000	11,270,00
Due To Other Funds	-		-		-	-	4,742	2	39,264	728,336	367,387	-	-	1,139,72
Revenue Bonds Payable-LT	-		-		-	-	-		-	-	-	-	19,750,000	19,750,00
TOTAL LIABILITIES	213,530		1,625		-	-	4,742	2	39,264	728,336	367,387	· <u>-</u>	31,020,000	32,374,88
FUND BALANCES Restricted for:														
Debt Service	-		53,207	2,212	,009	1,349,822	1,540,533	3		-	-		-	5,155,57
Capital Projects	-		-		-	-	-			-	-	2,993,243	-	2,993,24
Unassigned:	(27,910)		-		-	-			(39,264)	(69,495)	(366,226	-	-	(502,89
TOTAL FUND BALANCES	(27,910)		53,207	2,212	,009	1,349,822	1,540,533	3	(39,264)	(69,495)	(366,226	2,993,243	-	7,645,91
TOTAL LIABILITIES & FUND BALANCES	\$ 185,620	\$	54,832	\$ 2,212	,009	\$ 1,349,822	\$ 1,545,275	5 \$; <u>-</u>	\$ 658,841	\$ 1,161	\$ 2,993,243	\$ 31,020,000	\$ 40,020,80

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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
REVENUES				
Special Assmnts- CDD Collected	520,845	255,259	(265,586)	49.01%
Developer Contribution	-	11,286	11,286	0.00%
TOTAL REVENUES	520,845	266,545	(254,300)	51.18%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	4,600	7,400	38.33%
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	32,718	(23,218)	344.40%
District Engineer	9,500	8,245	1,255	86.79%
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	1,500	100	93.75%
Postage, Phone, Faxes, Copies	500	24	476	4.80%
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	60	940	6.00%
Website Administration	1,200	272	928	22.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175		100.00%
Total Administration	118,599	85,470	33,129	72.07%

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	R TO DATE	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Electric Utility Services				
Utility - Electric		 77,320	(77,320)	0.00%
Total Electric Utility Services		77,320	(77,320)	0.00%
<u>Utility Services</u>				
Utility - Water		 4,287	(4,287)	0.00%
Total Utility Services		4,287	(4,287)	0.00%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	22,804	15,196	60.01%
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	 101,696	198,304	33.90%
Total Other Physical Environment	372,246	130,484	241,762	35.05%
Contingency				
Misc-Contingency	30,000	93,300	(63,300)	311.00%
Total Contingency	30,000	 93,300	(63,300)	311.00%
TOTAL EXPENDITURES	520,845	390,861	129,984	75.04%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(124,316)	(124,316)	0.00%
			(,- : -)	
FUND BALANCE, BEGINNING (OCT 1, 2024)		96,406		
FUND BALANCE, ENDING		\$ (27,910)		

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	_	\$	2,745	\$	2,745	0.00%	
Special Assmnts- CDD Collected		-		47,414		47,414	0.00%	
TOTAL REVENUES				50,159		50,159	0.00%	
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES		-		-		-	0.00%	
Excess (deficiency) of revenues								
Over (under) expenditures		-		50,159		50,159	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				3,048				
FUND BALANCE, ENDING			\$	53,207				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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	\$ -	\$	32,429	\$	32,429	0.00%	
Special Assmnts- CDD Collected	1,439,013		811,171		(627,842)	56.37%	
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 March 31, 2025 Series 2023 Debt Service Fund (202) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YE	YEAR TO DATE ACTUAL		RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES						
Interest - Investments	\$ -	\$	25,968	\$	25,968	0.00%
Special Assmnts- CDD Collected	829,481		392,619		(436,862)	47.33%
TOTAL REVENUES	829,481		418,587		(410,894)	50.46%
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)		1,796		1,797	-179600.00%
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)	\$	1,796	\$	1,799	-179600.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			1,348,026			
FUND BALANCE, ENDING		\$	1,349,822			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 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	\$	-	\$	32,253	\$	32,253	0.00%
Special Assmnts- CDD Collected		=		301,770		301,770	0.00%
TOTAL REVENUES		-		334,023		334,023	0.00%
<u>EXPENDITURES</u>							
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		-		(126,389)		(126,389)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				1,666,922			
FUND BALANCE, ENDING			\$	1,540,533			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 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%
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)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	ΥI	EAR TO DATE ACTUAL	RIANCE (\$) V(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
ACCOUNT BESCRIPTION	 DODOLI		ACTUAL	 V(ON AV)	ADOI 12D BOD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$	11,856	\$ 11,856	0.00%
TOTAL REVENUES	-		11,856	11,856	0.00%
EXPENDITURES					
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)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	ΥI	EAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	2,286	\$ 2,286	0.00%
TOTAL REVENUES	-		2,286	2,286	0.00%
EXPENDITURES					
Construction In Progress					
Construction in Progress	_		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	 		(475,644)	(475,644)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			109,418		
FUND BALANCE, ENDING		\$	(366,226)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	ΥI	EAR TO DATE ACTUAL	ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$	114,822	\$ 114,822	0.00%
TOTAL REVENUES	-		114,822	114,822	0.00%
<u>EXPENDITURES</u>					
Construction In Progress					
Construction in Progress	 		2,849,395	(2,849,395)	0.00%
Total Construction In Progress			2,849,395	(2,849,395)	0.00%
TOTAL EXPENDITURES	-		2,849,395	(2,849,395)	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures			(2,734,573)	(2,734,573)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			5,727,816		
FUND BALANCE, ENDING		\$	2,993,243		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637 **Statement No.** 03-25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	2,985.82	Statement Balance	54,087.47
		Outstanding Deposits	3,748.52
Positive Adjustments	0.00	Subtotal	57,835.99
Subtotal	2,985.82	Outstanding Checks	-54,850.17
Negative Adjustments	0.00	Ending Balance	2,005,02
Ending G/L Balance	2,985.82	Ending Balance	2,985.82

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/03/2025	Payment	BD00028	Special Assmnts- CDD Collected	Deposit No. BD00028	2,620.29	2,620.29	0.00
03/19/2025		JE000641	Special Assmnts- Tax Collector	Fidelity Title Lot Closing CK#501044014	223.88	223.88	0.00
03/19/2025		JE000642	Special Assmnts- CDD Collected	MI Homes O&M Assessment	20,474.74	20,474.74	0.00
03/13/2025	Payment	BD00029	Special Assmnts- CDD Collected	Deposit No. BD00029	7,186.10	7,186.10	0.00
03/13/2025	Payment	BD00030	Special Assmnts- CDD Collected	Deposit No. BD00030	2,359.75	2,359.75	0.00
03/25/2025		JE000646	Special Assmnts- CDD Collected	Lot Closing: 35365 Big Hawk Dr CK #044450	2,094.88	2,094.88	0.00
03/25/2025		JE000647	Special Assmnts- CDD Collected	Lot Closing: 2408 Wise River Ln CK#501044075	1,848.44	1,848.44	0.00
03/31/2025	Payment	BD00033	Special Assmnts- CDD Collected	Deposit No. BD00033	1,848.47	1,848.47	0.00
Total Deposi	ts				38,656.55	38,656.55	0.00
Checks							
							0.00
12/17/2024	Payment	1163	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
12/19/2024	Payment	1169	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
01/29/2025	Payment	1197	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
02/13/2025	Payment	1205	ADA SITE COMPLIANCE	Check for Vendor V00008	-1,500.00	-1,500.00	0.00
02/21/2025	Payment	1206	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,949.70	-1,949.70	0.00
02/27/2025	Payment	1207	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-1,026.00	-1,026.00	0.00
03/05/2025	Payment	1208	TWO RIVERS WEST CDD	Check for Vendor V00009	-2,273.95	-2,273.95	0.00
03/07/2025	Payment	1209	TWO RIVERS WEST CDD	Check for Vendor V00009	-8,773.65	-8,773.65	0.00
03/20/2025 Total Checks	Payment	1210	TAMPA ELECTRIC	Check for Vendor V00047	-17,539.81 -33,663.11	-17,539.81 -33,663.11	0.00 0.00
					23,003.11	23,003.71	3.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

 Statement No.
 03-25
 Statement Date
 03/31/2025

Adjustments

Total Adjustments

Outstanding Checks

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
03/25/2025	Payment	1212	TWO RIVERS WEST CDD	Check for Vendor V00009	-28,389.86
03/26/2025	Payment	1213	PASCO COUNTY UTILITIES SERVICE	Check for Vendor V00031	-1,617.57
03/26/2025	Payment	1214	TWO RIVERS WEST CDD	Check for Vendor V00009	-3,573.66
Total Outstan	nding Checks	;			-54,850.17

Outstanding Deposits

Total Outstanding Deposits				3,748.52
03/25/2025	Payment	BD00032	Deposit No. BD00032	160.58
03/25/2025	Payment	BD00031	Deposit No. BD00031	2,459.71
01/16/2025	Payment	BD00019	Deposit No. BD00019	243.87
01/16/2025	Payment	BD00018	Deposit No. BD00018	884.36

Fifth Order of Business





TWO RIVERS WEST MONTHLY INSPECTION REPORT. 3/25/25, 12:08 PM

TRW CDD. DTE.

Tuesday, March 25, 2025

Prepared For Board of supervisors.

50 Photos



Assigned To District manager.

Two Rivers West community entrance.



SR 56.

Assigned To District manager.

West side entrance.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

The entrance median landscape installation is currently in progress.



SE 56.

Assigned To District manager.

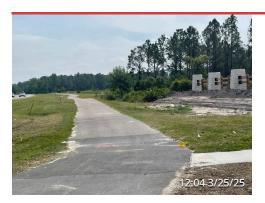
Heading West on the sidewalk.



SR 56.

Assigned To District manager.

The East side entrance facade build is currently in progress.



SR 56.

Assigned To District manager.

Heading East on the sidewalk.



TWO RIVERS BLVD.

Assigned To DTE.

Heading South on the median.



TWO RIVERS BLVD.

Assigned To DTE.

Heading South on the median.



Assigned To Randy Suggs.

Replace the dead turf under warranty.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Newly installed plants on the North side of the boulevard.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Poor turf fertility.



TWO RIVERS BLVD.

Assigned To DTE.

Heading North on the West side of the Boulevard.



WISE RIVER.

Assigned To DTE.

The South side community exit.



TWO RIVERS BLVD.

Assigned To DTE.

Heading South on the sidewalk.



WISE RIVER.

Assigned To DTE.

The community entrance façade is well maintained.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Poor turf fertility.



WISE RIVER.

Assigned To District manager.

The West side community entrance gates are well maintained..



WISE RIVER.

Assigned To DTE.

Trim the dead area of the plant.



BIG HAWK.

Assigned To Randy Suggs.

The North side community entrance.



BIG HAWK.

Assigned To Randy Suggs.

The North side community entrance façade is well maintained.



BIG HAWK.

Assigned To Randy Suggs.

The South side community entrance.



BIG HAWK.



BIG HAWK.

Assigned To Randy Suggs.

The North side community entrance.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Heading North on the East side of the boulevard.



BIG HAWK.

Assigned To Randy Suggs.

Replacement mulch is needed.



BIG HAWK.

Assigned To District manager.

The East side entrance gates are well maintained.



BIG HAWK.

Assigned To Randy Suggs.

Trim the dead area of the plant.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

The Ligustrum trees will need to be trimmed next month.



Assigned To DTE.

Heading North on the median.



TWO RIVERS BLVD.

Assigned To Rand Suggs.

Newly installed trees on the West side of the boulevard.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Missing plants.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Replace the dying plant under warranty.



Assigned To Randy Suggs.

The Coontie plants have poor fertility. Warranty plant replacement may be necessary.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Poor plant fertility. Warranty plant replacement may be necessary



TWO RIVERS BLVD.

Assigned To District manager.

Roundabout.



TWO RIVERS BLVD.

Assigned To Randy Suggs.

Warranty plant replacement is necessary.



Assigned To Randy Suggs.

Warranty plant replacement is necessary.



POND # 1.

Assigned To Sitex.

The pond is well maintained.



POND # 13.

Assigned To Sitex.

The pond is well maintained.



POND # E-1.

Assigned To Sitex.

There is filamentous algae in the pond.



POND # E-2

Assigned To Sitex.

There is filamentous algae in the pond.



POND # 2.

Assigned To Sitex.

There is torpedo grass and filamentous algae in the pond.



POND # 9.

Assigned To District manager.

There are various pond wash-outs.



POND B-2.

Assigned To Sitex.

There are cattails in the pond.



POND B-7.

Assigned To Sitex.

There are cattails in the pond.



POND # B-11.

Assigned To Sitex.

There is torpedo grass in the pond.



POND # B-12.

Assigned To Sitex.

There is filamentous algae in the pond.



POND # B-17

Assigned To Sitex.

There is filamentous algae in the pond.



POND # B3-5.

Assigned To District manager.

Small wash-out.



POND # B3-9.

Assigned To District manager.

There is a washout on the receded pond.